



East Lodge Kay Lane, Lymm, WA13 0TN

£795,000



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This exquisite bespoke barn conversion offers a unique blend of modern luxury and original character. The property boasts three well-appointed bedrooms, including a master suite with dressing room, and large ensuite, and a further two bathrooms, ensuring ample space for relaxation and privacy.

As you enter, you will be greeted by two inviting reception rooms, a beautifully designed open plan kitchen and dining area, with log burner perfect for entertaining guests or enjoying quiet evenings with family, and a living room with patio doors on to the patio area, there is a handy utility room and walking pantry, food preparation room - a genius little extra!

The high standard of finish throughout the home is evident, showcasing a thoughtful design that provides contemporary living with rustic charm.

Step outside to discover a sunny Indian stone patio garden, an ideal setting for al fresco dining or simply soaking up the tranquil surroundings. The property also benefits from parking for two cars. One of the standout features of this property is the stunning field views, this idyllic location offers a perfect retreat from the hustle and bustle of everyday life, yet close to local amenities and great access to country walks.

The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs. This valuable addition makes the home more economical to maintain while supporting a more sustainable way of living.

In summary, this barn conversion on Kay Lane is a rare find, combining unique design elements with high-quality finishes in a picturesque setting.

Description

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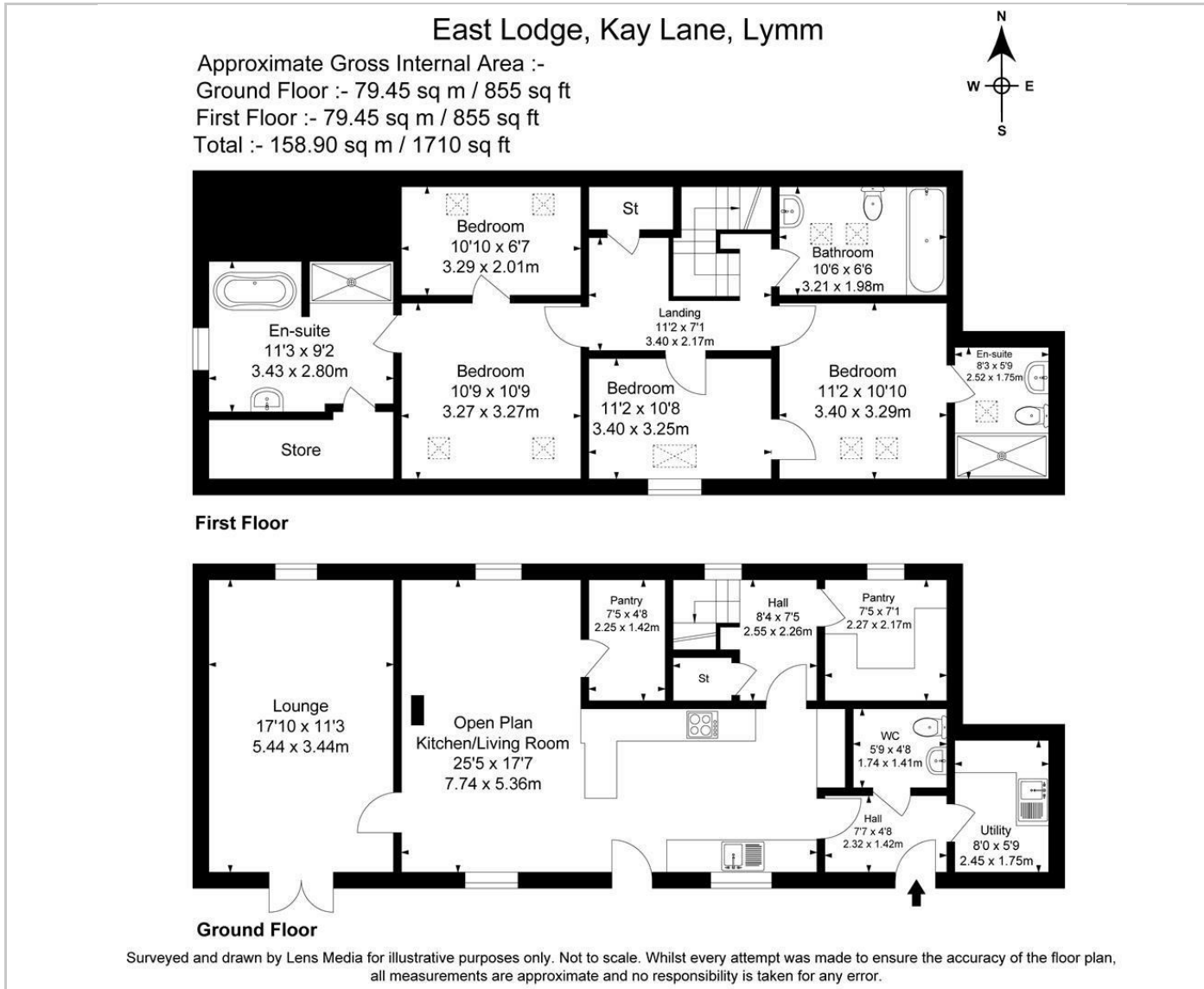
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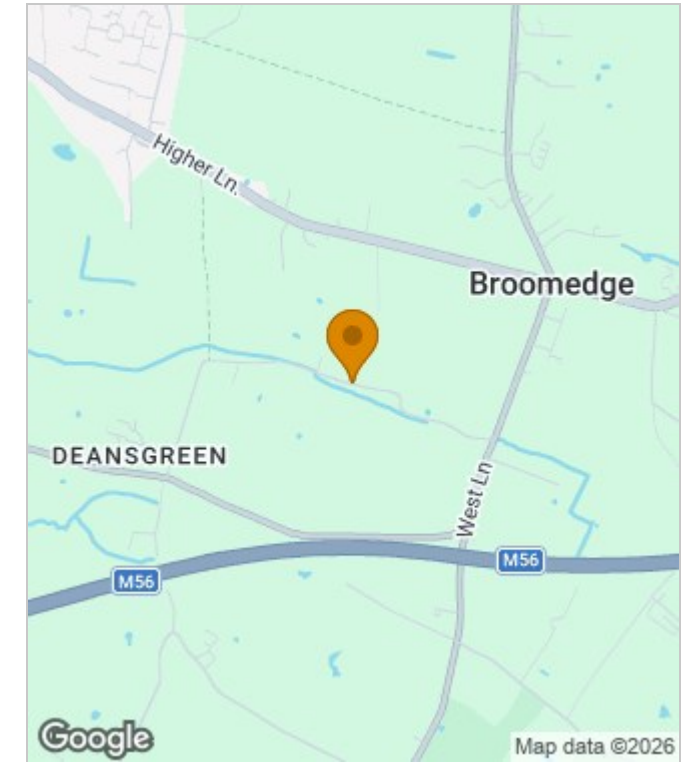


Council Tax Band: New Build

Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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