

Church Road, Lymm, WA13 0QG

£350,000

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NEW PRICE - A unique Grade II listed Fustian cottage, dating back to around 1850 and originally built as a mill for the fustian cutter, this landmark home in Lymm blends historic character with modern living across three floors.

The ground floor offers an open-plan lounge and dining area with engineered oak flooring and feature fireplaces, alongside a well-equipped kitchen with integrated appliances, French doors to the garden, a separate utility room, and a stylish wet room.

The first floor provides two bedrooms, while the second floor is dedicated to an impressive principal suite with vaulted oak-beamed ceiling and a generous en-suite.

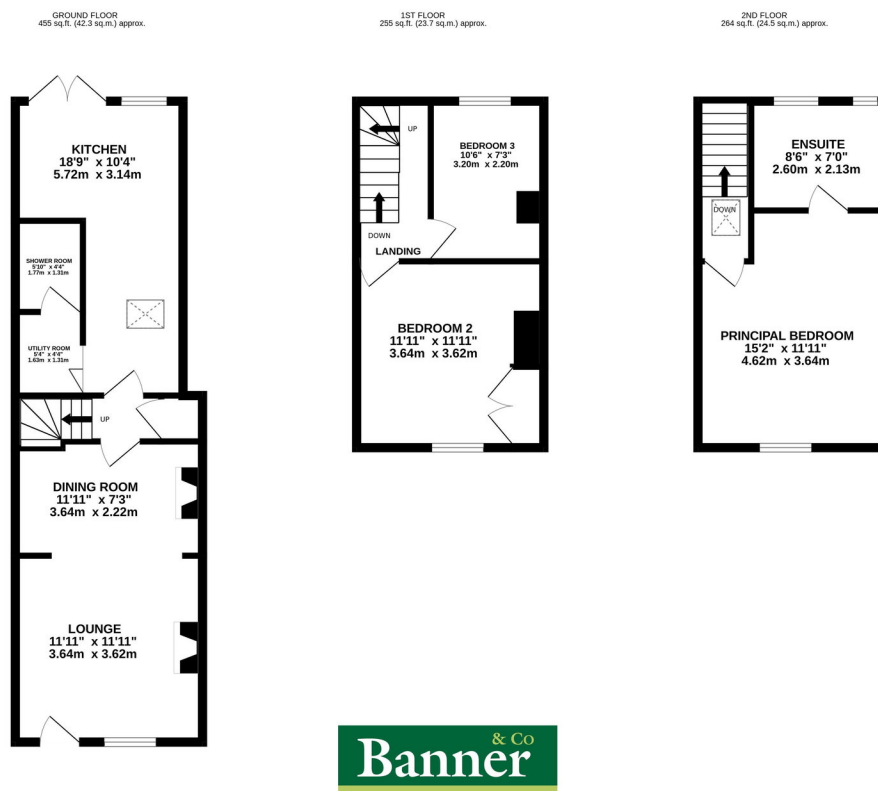
Externally, the enclosed rear garden features lawn, paved seating areas, young apple trees, a timber shed, and gated access.

A rare opportunity to acquire one of Lymm's most recognisable historic properties.

Tenure: Freehold | Grade II Listed

Key Features

- Grade II listed Fustian cottage dating to circa 1850 located in the Conservation area
- Landmark property in the heart of Lymm, a few minutes walk from the village centre
- Characterful accommodation arranged over three floors
- Open-plan lounge and dining area with feature fireplaces
- Well-appointed kitchen with integrated appliances and French doors
- Separate utility room and ground floor wet room
- Three bedrooms including a vaulted principal suite with en-suite
- Enclosed rear garden with patios, lawn, and apple trees
- Freehold tenure blending historic charm with modern living
- Internal viewings highly recommended



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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