



Higher Lane, Lymm

Lymm

£675,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Higher Lane

Lymm

Sat Nav: WA13 0RJ

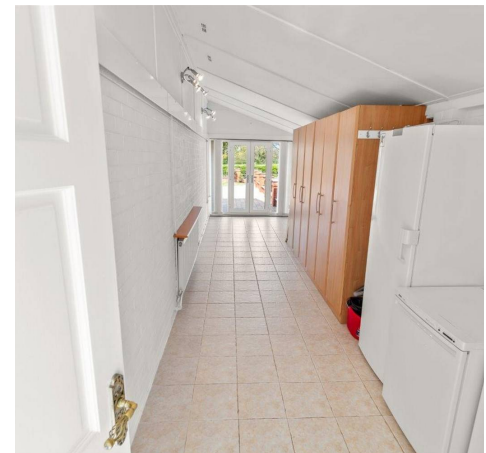
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Four double bedroom detached
- Downstairs shower room with WC
- Four generous reception rooms
- Separate utility room
- Detached double garage
- Flexible and versatile accommodation
- Open views to side and rear

This well presented four double bedroom detached home presents a rare opportunity to embrace family living in a setting defined by space, comfort, and flexibility. The property welcomes you with a generous entrance hall leading to four spacious reception rooms, each perfectly suited for entertaining, relaxing, or working from home. The versatile layout ensures every member of the household enjoys privacy and comfort, while the downstairs shower room with WC adds a layer of convenience for guests or multi-generational living. A well-appointed kitchen is complemented by a separate utility room, streamlining daily routines and keeping the main living areas pristine. Each bedroom is generously proportioned, offering ample storage and restful retreats, with open views to both the side and front that create a sense of peace and connection to the surrounding landscape. The detached double garage provides secure parking and additional storage, enhancing the practicality.

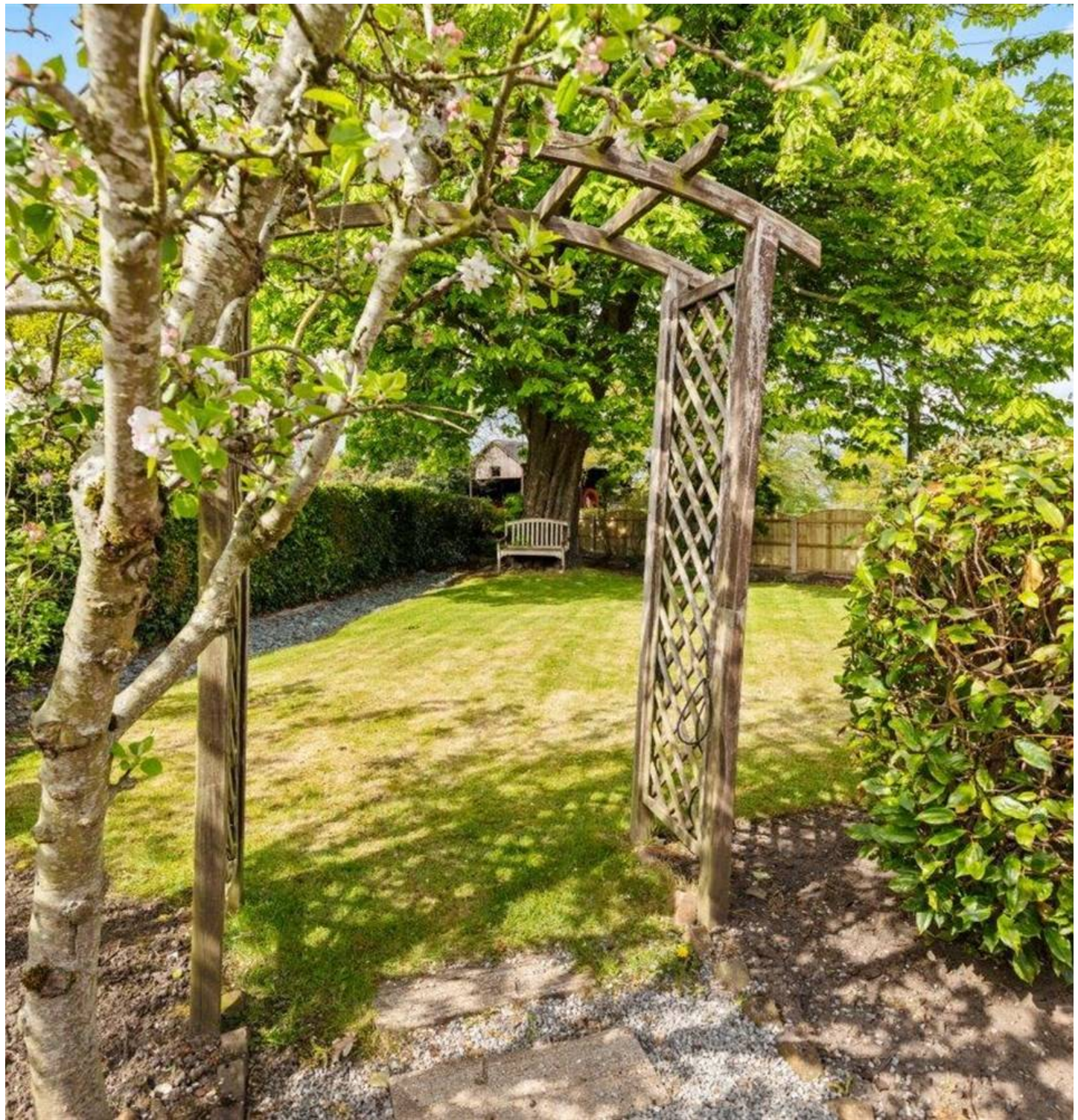


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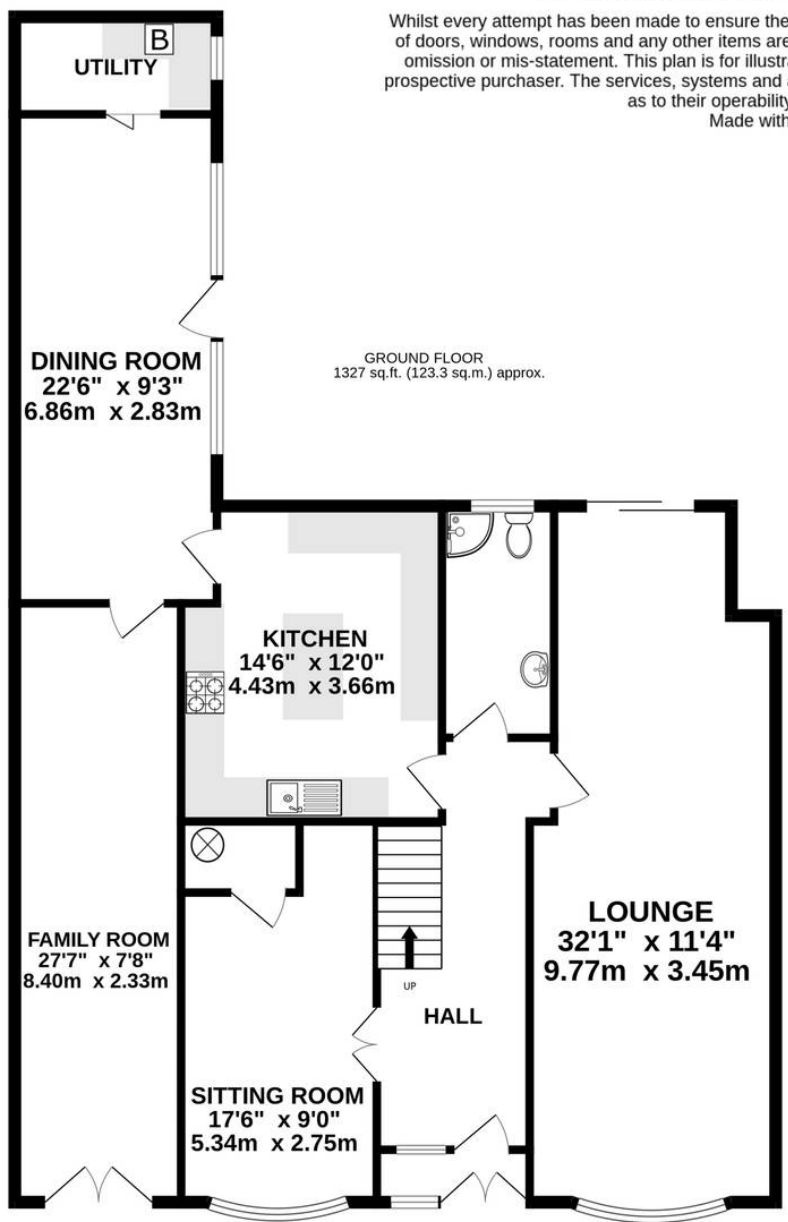
Outside, the property is set within low maintenance grounds that offer a seamless blend of useable space and natural beauty. The private rear garden provides the perfect backdrop for family gatherings, outdoor dining, or simply enjoying the tranquillity of the setting, while mature planting ensures year-round interest and privacy. A spacious driveway leads to the detached double garage, offering ample parking for residents and guests alike. Thoughtfully designed patios and seating areas allow for effortless indoor-outdoor living, making this garden an extension of the home. This is a rare opportunity to secure a premium detached residence with generous outside space, all set against the backdrop of open countryside.

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

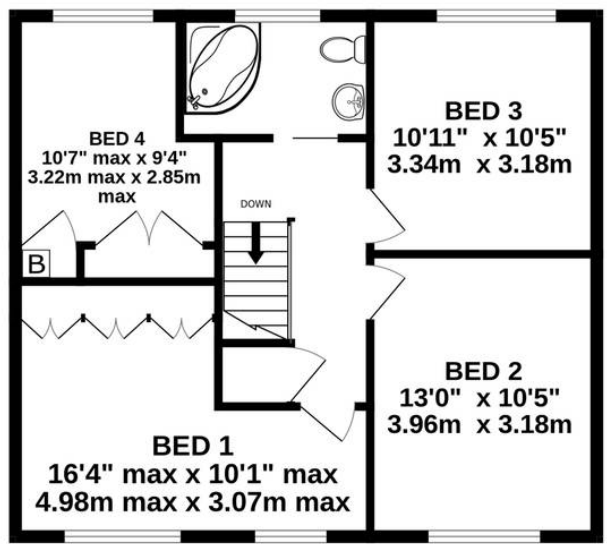
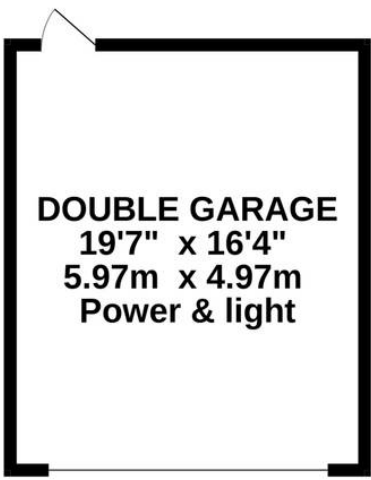


TOTAL FLOOR AREA : 2288 sq.ft. (212.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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DOUBLE GARAGE
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



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