



**GASCOIGNE  
HALMAN**

WOODBINE ROAD, LYMM, EPC RATING- E / COUNCIL  
TAX BAND-C

THE AREAS LEADING ESTATE AGENT

## ASKING PRICE £325,000

Tucked back from the road in a peaceful, private setting, Thimble Cottage is a delightful 1875 Victorian mid-terraced property. This wisteria fronted cottage offers a rare combination of historic charm, modern convenience, and exceptional outdoor space. Located within touching distance from the sought after village of Lymm, this property is perfect for professionals, young couples, or down sizers who refuse to compromise on character.

### DESCRIPTION

Step through the inviting front door into a home filled with warmth and charm. The ground floor features two distinct reception rooms, offering versatile space for both living and dining. The layout flows into a kitchen that opens onto a bright conservatory, flooding the kitchen with natural light. Practicality is key, with a convenient lower ground floor W.C tucked neatly under the stairs.

Upstairs, you will find two well proportioned bedrooms, one single with fitted wardrobes, and one generous master bedroom, served by a family bathroom with shower over bath. The current owner has utilized the space to create inspiring work-from-home areas, taking advantage of the quiet surroundings and stunning countryside views. The property also benefits from a good sized loft space, which is currently utilised as added storage.

To the rear lies a pretty, enclosed courtyard garden, a perfect sun trap creating a private space for enjoying the peace and tranquillity Thimble Cottage has to offer. The property also benefits from a substantial driveway for multiple cars, a luxury in this location.

### DIRECTIONS

SAT NAV: WA13 9HT

### LOCATION

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 TransPennine 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.

### TENURE

Freehold

### LOCAL AUTHORITY:

Warrington Borough Council: Band C

### ENERGY PERFORMANCE RATING

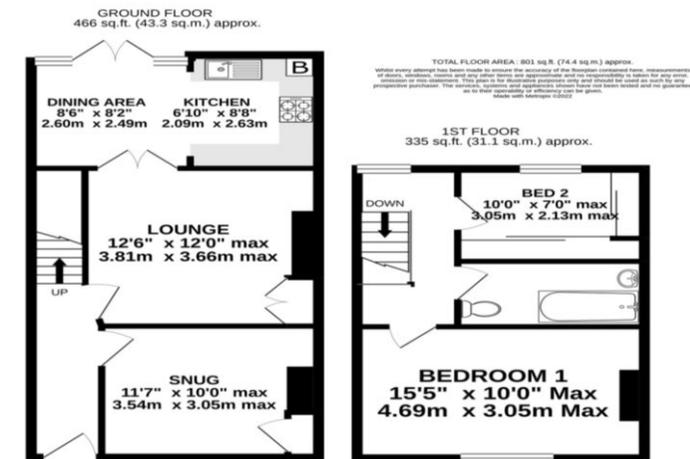
EPC: E

### VIEWING

Viewing strictly by appointment through the Agents.

### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



## LYMM OFFICE

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