

ANY
PART EXCHANGE
WELCOME



Lyme View Place
Poynton, Cheshire SK12 1AB

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Lyme View Place, Poynton, Cheshire SK12 1AB

Welcome to this stunning turnkey four-bedroom, three-bathroom family home, beautifully presented and ready to move into. Set within an exclusive, gated development of just eight homes, this peaceful enclave feels like a charming little hamlet set back from the road—perfectly suited to family living. With communal gated access and a genuine sense of community, the property combines privacy with convenience, ideally located within walking distance of Poynton and close to both Adlington and Macclesfield. This semi-rural location also places the home within the catchment area for Vernon Primary School, St Paul's Catholic School, and Poynton High School. For those considering independent education, bus routes to The King's School and other private institutions are easily accessible from the main road.

On arrival, you are greeted by a good sized private driveway, inclusive of 2 security bollards and flanked by a neatly manicured lawn border with space for a charming front seating area. A private path leads to the front door, opening into a welcoming hallway. To the left, a stylish ground floor WC offers added convenience, while ahead, bespoke pull-out understairs storage and two spacious cupboards provide ample space for shoes, coats, and everyday essentials.

To the right of the hall is an inviting front living room, plushly carpeted and featuring two elegant bay windows that flood the room with light. A log-burning fire adds a cosy touch, making it the perfect space to relax and unwind.

The heart of the home lies in the impressive open-plan kitchen, dining, and snug area—designed with both everyday living and entertaining in mind. The kitchen is fully equipped with high-specification appliances, including a CDA integrated microwave and oven, pull-out larder, fridge/freezer, dishwasher, wine fridge, and Quartz worktops,. A breakfast bar with stools offers an ideal spot for casual meals, while the adjoining dining area comfortably accommodates more formal occasions. The cosy snug area completes this space, offering a secondary seating zone. Bi-folding doors lead out to a private, secure rear garden featuring a flagged patio—perfect for al fresco dining—an attractive lawn, and a raised decked area at the rear for relaxing in the sun.



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Upstairs, the first floor hosts two generously sized bedrooms and a beautifully tiled, pristine three-piece family bathroom. The standout feature is the luxurious master suite—spacious and indulgent, with sleek sliding wardrobes that conceal a built-in dressing table. Sliding doors open to reveal a Juliette balcony with a glass balustrade, offering tranquil views over Barnaby Park. The master also benefits from a modern, stylish en suite shower room. The top floor presents another versatile bedroom, bathed in natural light via skylights. Complete with its own en suite, this space is ideal for use as a guest suite, home office, or the ultimate teenage retreat. This exquisite family home effortlessly combines contemporary design, comfort, and practicality in a highly desirable, community-oriented setting. With its premium finishes, flexible living spaces, and proximity to excellent schools and transport links, this property offers an exceptional lifestyle opportunity for discerning buyers seeking both tranquillity and connectivity.

The Current Owners Love:

- The full width bi-fold windows in the master bedroom provide lots of light and views over the playing fields.
- The log burner in the lounge is very cosy in the Winter, and is perfect for sitting round watching a film.
- The security of the electric gates allows our children to play safely on the cul-de-sac, and the sense of community from the properties within the development is special.

We Have Noticed:

- This fabulous home is just a short stroll to Poynton Village
- A large open plan kitchen, diner and snug area, perfect for family living or entertaining
- This home boasts a loft bedroom with ensuite, perfect for guests or a teenage pad







Key Features:

- Any part exchange welcome
- Turnkey four-bedroom, three-bathroom family home – beautifully presented and move-in ready
- Exclusive gated development of just eight homes – quiet, secure, and community-oriented
- Prime semi-rural location – within walking distance of Poynton and near Adlington and Macclesfield
- Catchment for top-rated schools, including Vernon Primary, St Paul's Catholic, and Poynton High
- Expansive open-plan kitchen/dining/snug – ideal for family life and entertaining
- Luxurious master suite – with sliding wardrobes, Juliette balcony, and sleek en suite
- Versatile top-floor bedroom – with en suite and skylights, perfect as a guest room or home office

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1857

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Entrance Hall 18'1" x 11'1" (5.51m x 3.38m)

W/C 7'0" x 3'3" (2.13m x 0.99m)

Living Room 18'1" x 14'5" (5.51m x 4.39m)

Utility Store 3'8" x 3'3" (1.12m x 0.99m)

Living Kitchen 25'4" x 18'1" (7.72m x 5.51m)

First Floor

Bedroom 1 21'0" x 15'9" (6.4m x 4.8m)

Ensuite 10'9" x 4'5" (3.28m x 1.35m)

Bathroom 10'9" x 7'2" (3.28m x 2.18m)

Bedroom 3 15'6" x 10'9" (4.72m x 3.28m)

Bedroom 4 11'9" x 8'10" (3.58m x 2.69m)

Second Floor

Bedroom 2 18'1" x 10'7" (5.51m x 3.23m)



Energy Efficiency Rating

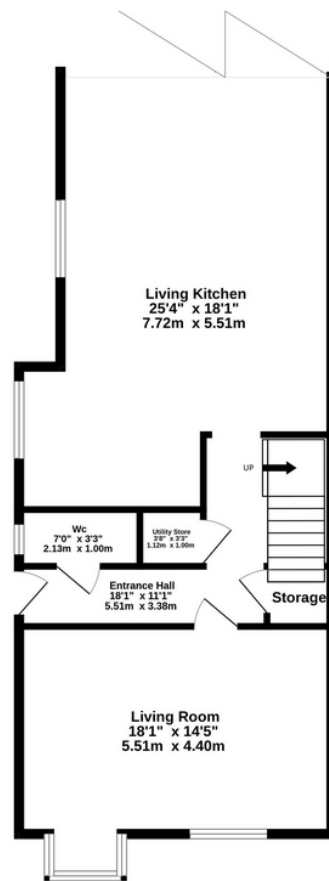
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



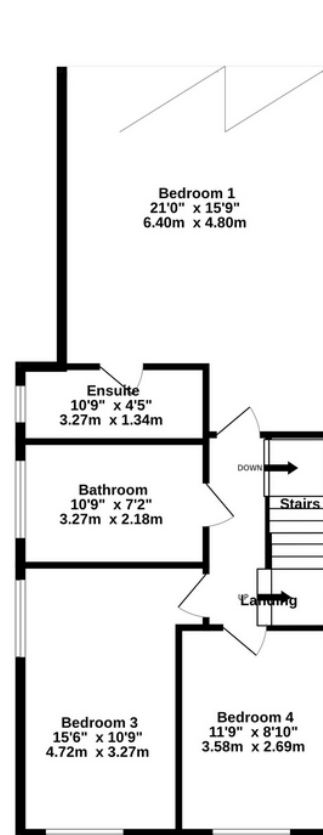


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

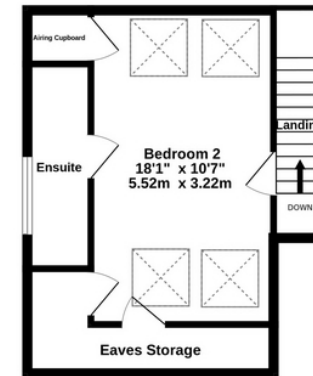
Ground Floor
766 sq.ft. (71.2 sq.m.) approx.



1st Floor
753 sq.ft. (70.0 sq.m.) approx.



2nd Floor
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.6 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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