Banner & Co

Bechers Brook, Higher Lane, Lymm, WA13 0RJ

£795,000

4 2 3









A charming four-bedroom detached former Victorian coach house, beautifully refurbished and modernised whilst retaining a wealth of period character.

Enjoying a delightful tucked-away setting, this distinctive home offers versatile accommodation including a cosy lounge with log-burning stove, separate dining room, playroom/study and a superb breakfast kitchen featuring an AGA, quartz worktops, central island, roof lantern and bi-fold doors opening onto the garden. Further benefits include a ground-floor shower room, utility room and characterful family bathroom.

1 Eagle Brow, Lymm, Cheshire WA13 0AG Tel: 01925 753636
www.bannerandco.co.uk e-mail: sales@bannerandco.com

Externally, a generous gravel driveway provides ample parking, whilst the private, fully enclosed rear garden enjoys a paved patio, raised lawn and mature trees.

Early viewing is highly recommended.

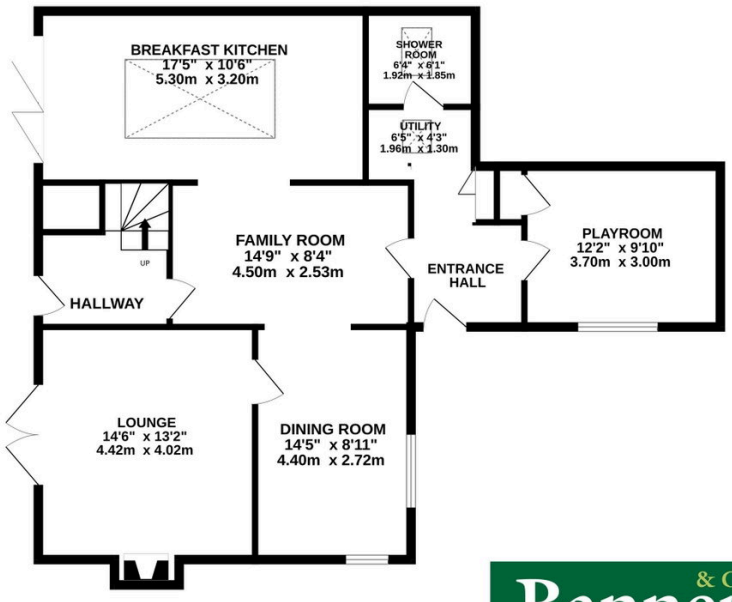
1 Eagle Brow, Lymm, Cheshire WA13 0AG Tel: 01925 753636
www.bannerandco.co.uk e-mail: sales@bannerandco.com

Banner & Co

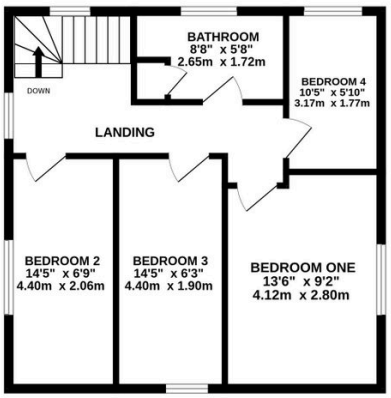
Key Features

- Charming four-bedroom detached former Victorian coach house
- Beautifully refurbished and modernised throughout
- Delightful tucked-away position offering privacy and seclusion
- Inviting lounge with exposed beams and log-burning stove
- Superb breakfast kitchen with AGA, quartz worktops and central island
- Bi-fold doors opening onto rear garden
- Versatile accommodation including separate dining room and playroom/study
- Private, fully enclosed rear garden with patio, raised lawn and mature trees
- Generous gravel driveway providing ample off road parking
- Conveniently located for excellent commuter links and major motorway networks

GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



Banner & Co

TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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.
Made with Metropix ©2026

1 Eagle Brow, Lymm, Cheshire WA13 0AG Tel: 01925 753636
www.bannerandco.co.uk e-mail: sales@bannerandco.com