



Massey Brook Farm, Massey Brook Lane, Lymm
£1,800,000

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Lymm

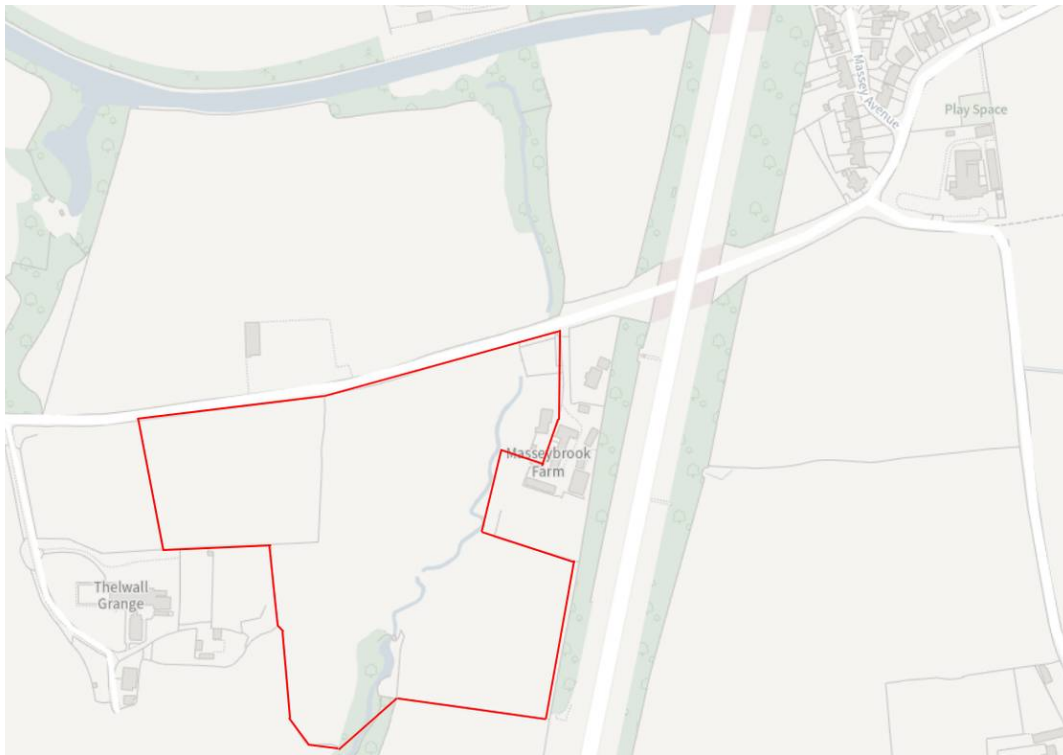
NO CHAIN & NO OVERAGE! A rare opportunity to purchase a farm dating back to the 1800's with HUGE POTENTIAL, circa 16 acres of land, road fronted land with excellent access & close to local amenities.

Council Tax band: F

Tenure: Freehold

- ****NO CHAIN & NO OVERAGE****
- Circa 16 acres made up of greenbelt and woodland
- Detached farm house dating back to the 1800's
- Huge potential for future development (STPP)
- Close proximity to Lymm Village and local amenities
- Ability to construct large agricultural barn storage under permitted development (see description for more info)
- Potential to develop the house further (utilising the top floor with three additional bedrooms)
- Three bay carport to the front of the property (roof required to finish carport)
- Private tree lined entrance with large driveway
- Viewings are a must!



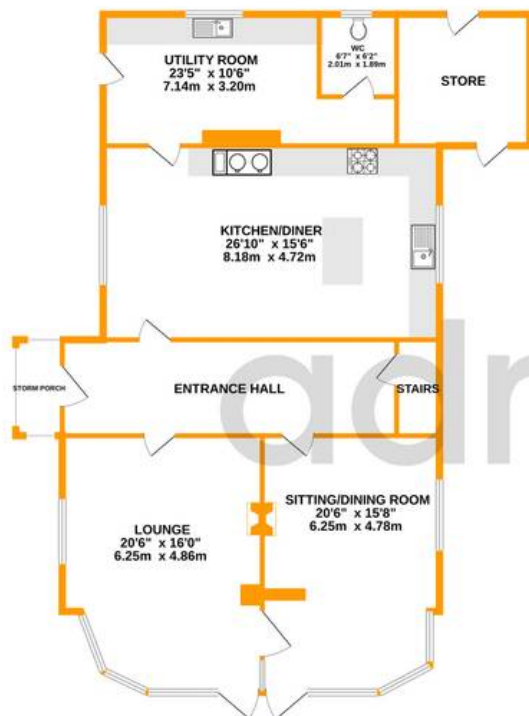




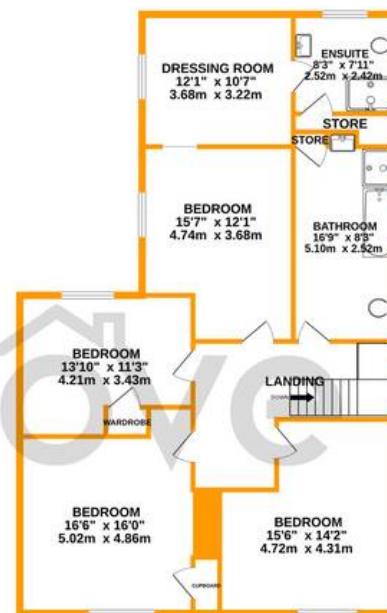
BASEMENT LEVEL
287 sq.ft. (26.7 sq.m.) approx.



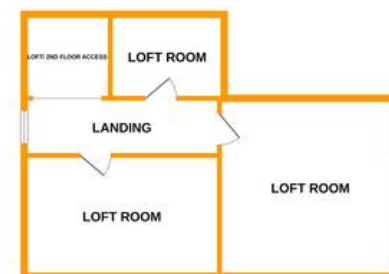
GROUND FLOOR
1604 sq.ft. (149.0 sq.m.) approx.



1ST FLOOR
1210 sq.ft. (112.5 sq.m.) approx.



3RD FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 3636 sq.ft. (337.8 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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