

Higher Lane, Lymm, WA13 0BG

£645,000



**NO ONWARD CHAIN:**-A truly exceptional three-bedroom period cottage, with title deeds dating back to the mid-1800s, beautifully combines historic charm with thoughtfully designed modern living.

Sympathetically extended and renovated to a high standard, the property showcases an abundance of character features including exposed beams, vaulted ceilings, feature fireplaces, plantation shutters, and heritage styling throughout.

Externally, the property benefits from a stoned driveway with gated access and a generous, fully enclosed South-facing rear garden with mature borders, patio areas and a Dutch-style shed.

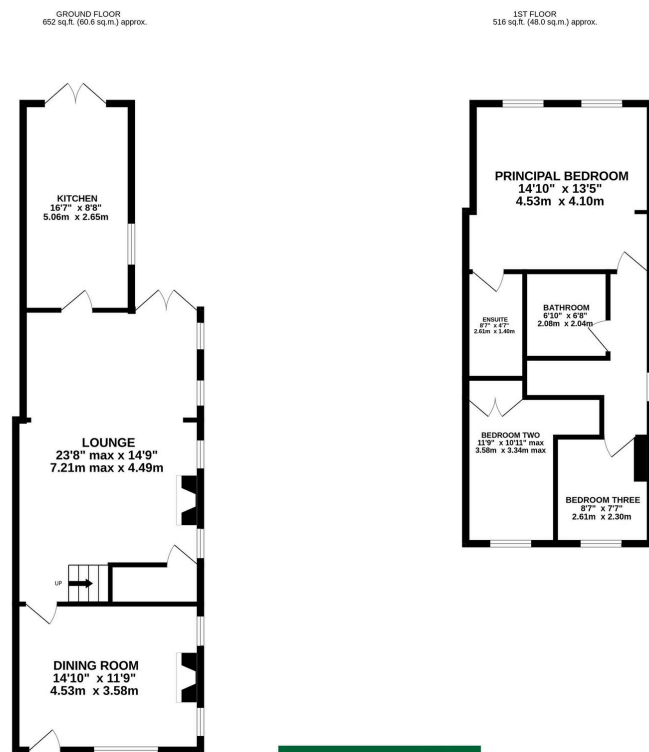
# Banner & Co

Situated in a highly sought-after Lymm Village location close to excellent local schools and amenities.

Early viewing is essential to appreciate the craftsmanship, character, and quality this unique home has to offer.

## Key Features

- Three bedroom semi-detached period cottage • Beautifully extended and sympathetically modernised throughout
- Wealth of original character features including exposed beams and fireplaces • Spacious extended lounge with feature stone fireplace and French doors
- Bespoke solid oak kitchen with granite worktops and Rangemaster stove • Stunning principal bedroom with vaulted beamed ceiling and ensuite shower room
- Heritage-style family bathroom and quality finishes throughout • Sought-after Lymm Village location close to highly regarded schools
- Internal viewing highly recommended • NO ONWARD CHAIN



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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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