

- End Charming Cottage
- Parking 2 Vehicles
- Bathroom with Jacuzzi Bath
- Walking Distance to Village

- Fully Refurbished
- Multi Fuel Burner
- Immaculate Throught
- Viewing Essential

Offers In Excess Of £350,000



This beautifully renovated cottage offers a delightful blend of character and modern living. Spanning an impressive 871 square feet,

The cottage's thoughtful renovation has preserved its original charm while incorporating contemporary finishes, making it a truly special home. Outside, you will find convenient parking for two vehicles, a rare find in such a picturesque setting.

Lymm is renowned for its scenic beauty and vibrant community, offering a range of local amenities, including shops, cafes, and parks, all within easy reach. This property is ideal for those seeking a tranquil lifestyle without sacrificing modern comforts. Whether you are a first-time buyer or looking to downsize, this cottage presents an excellent opportunity to own a piece of Lymm's charm. Do not miss the chance to make this enchanting cottage your new home.

Lounge

13'1" x 12'8"

Breakfast Kitchen

13'2" x 12'8"

Cellar

Staircase leading down into the cellar which has two chambers.

Bedroom 1

13' x 10'1 (3.96m x 3.07m)

Bedroom 2

10'4" x 6'2"

Attic/Study/Bedroom 3

16 x 11'7 (4.88m x 3.53m)

Bathroom

Tenure

Property is Freehold

Property Information

Local Authority

Warrington Council Tax Band: C

Annual Price: £2,176

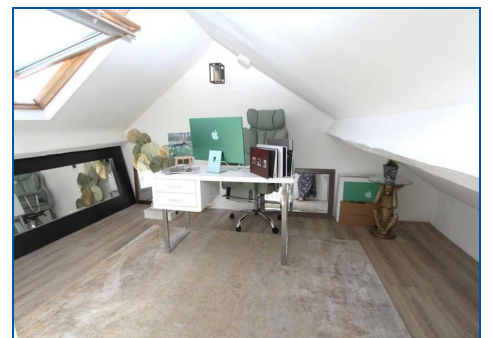
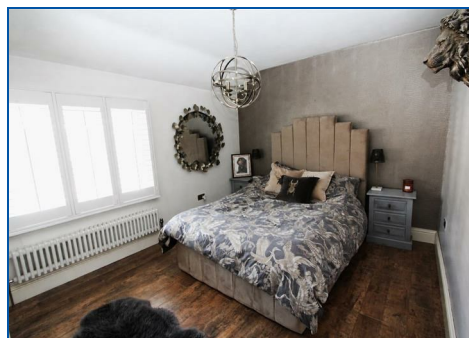
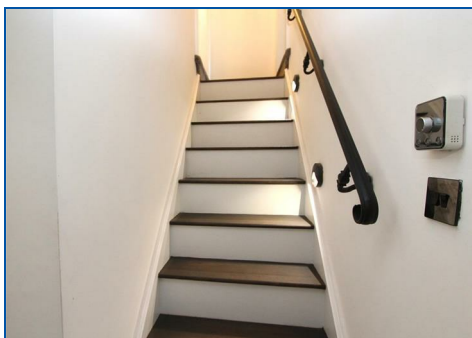
Conservation Area

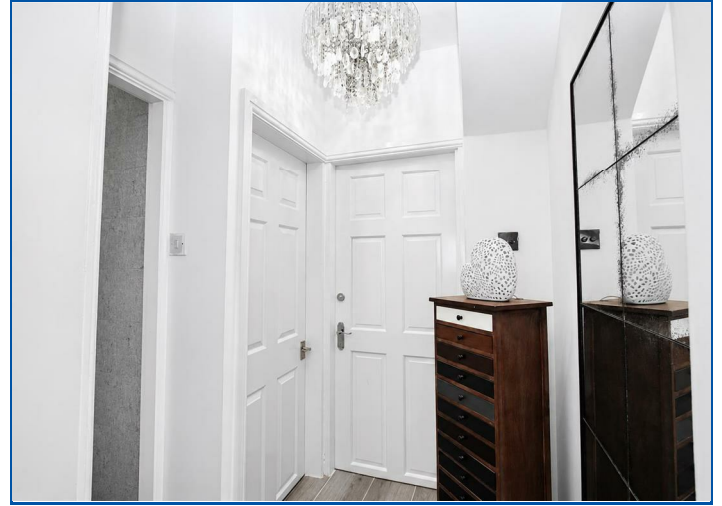
Lymm

Flood Risk

Very low

Floor Area





871 ft 2 / 81 m 2
Plot size
0.04 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps

Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Disclaimer

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ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.

Viewings

Strictly via appointment with the agent





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		