



**GASCOIGNE  
HALMAN**

KAY LANE

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THE AREAS LEADING ESTATE AGENT





## KAY LANE

**Offers Over £1,595,000**

Set within a peaceful and tranquil rural location Hunter House is just a short distance from Lymm village, this simply beautiful and charming five bedroom detached farmhouse combines countryside charm with modern family living. Approached via a breathtaking sweeping driveway, the property is surrounded by established gardens and enjoys far-reaching views across open fields.





Five double bedrooms and four bathrooms

Elegant open-plan kitchen/dining room with feature Aga

Boot Room and two further sitting rooms

Master suite with en-suite bathroom

Second floor guest bedroom with bathroom

Sweeping private driveway and surrounding gardens

Offered with no onward chain

Potential to buy local Grade II land (by sep negotiation)





## KAY LANE

The accommodation is both generous, versatile and maintained to a extremely high standard. At its heart lies a stunning fully fitted open-plan kitchen and dining room, featuring a traditional Aga, perfect for family gatherings and entertaining. A practical boot room, downstairs WC and two further sitting rooms add to the flexibility of the living space. Spread over three floors, Hunter House offers five good size double bedrooms and four high quality bathrooms. On the first floor, four bedrooms and a luxurious master suite with en-suite shower room. The second floor provides a further double bedroom with its own family bathroom ideal for guests or independent family members.

Externally, the property is framed by beautiful natural gardens and enjoys uninterrupted countryside views. Modern comforts include a newly updated garage/ store room, recently updated septic tank and oil fired central heating, ensuring efficiency and practicality in its rural setting. The property also offers fantastic access to local equestrian facilities on your doorstep. Priced at offers over £1,595,000 this property presents a fantastic opportunity to own a one of a kind individual property in one of Lymm's most sought after secluded roads Kay Lane.

The property also comes available with the additional option to purchase further grade two high quality land. Please speak to the agent for further details.

### DIRECTIONS

SAT NAV:- WA13 0TN











## LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Borough Council Tax Band:- H

## ENERGY PERFORMANCE RATING

EPC RATING:- F

## VIEWING

Viewing strictly by appointment through the Agents.

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



### Approx. Gross Internal Area 3574 sq. ft / 332.02 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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