



**GASCOIGNE
HALMAN**

WHITBARROW ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



WHITBARROW ROAD, LYMM

Offers Over £1,495,000

Set within one of Lymm's most desirable locations, within five minutes walk of the village centre, this distinguished detached period residence on Whitbarrow Road has been comprehensively renovated by the current owners to an impeccable, no expense spared standard. The refurbishment has been undertaken with meticulous attention to detail, seamlessly blending refined contemporary luxury with beautifully preserved original features throughout, resulting in a home of rare quality and craftsmanship.





Substantial four bedroom bespoke detached property

Highly sought after location

Luxury Master bedroom with dressing rooms and en-suite

Elegant open plan kitchen/ dining room with Neff appliances

Fully landscaped garden

Bespoke media room



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DESCRIPTION

Throughout the home, every element has been carefully considered, with high end finishes, bespoke joinery and luxury materials used consistently to create a cohesive and sophisticated living environment.

At the heart of the home lies a substantial open plan kitchen and dining space, exquisitely appointed and designed for both everyday family living and elegant entertaining. The property further benefits from four beautifully proportioned reception rooms including a fully fitted office/ study room. It also benefits from a fully soundproof luxury cinema and media room, providing a true private screening and music experience. A fitted utility and adjoining boot room with dog shower add further practicality, without compromising on the property's refined aesthetics.

The elegant accommodation is arranged over multiple floors and includes a magnificent principal suite, complete with sliding doors onto a private balcony overlooking the landscaped garden. Off the large master bedroom are two adjoining rooms, one of which has been converted from a fifth bedroom and features bi-fold doors, and a luxurious en-suite bathroom with bath and separate shower, finished with premium fittings and materials.

DESCRIPTION

In total, the property offers four (previously five) generously proportioned double bedrooms complemented by a luxury family bathroom, all appointed to an exceptional specification. The second double bedroom is located within a superb second floor suite, which, in addition to the large double bedroom, includes a fitted dresser/study, sitting area and its own en-suite. It provides an ideal private retreat/teenager's room.

Externally, the property is equally impressive, boasting a fully landscaped, porcelain tiled rear garden with tranquil water feature and an open fireplace, designed for both elegant entertaining and peaceful relaxation. A private, gated driveway completes this exceptional offering, ensuring







privacy, security, and exclusivity in one of Cheshire's most sought after villages.

DIRECTIONS

SAT NAV:- WA13 9AF

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

Leasehold. 999 yrs - 868 yrs remaining
Ground Rent 0
Service Charge 0

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- F

ENERGY PERFORMANCE RATING

EPC Rating:- D

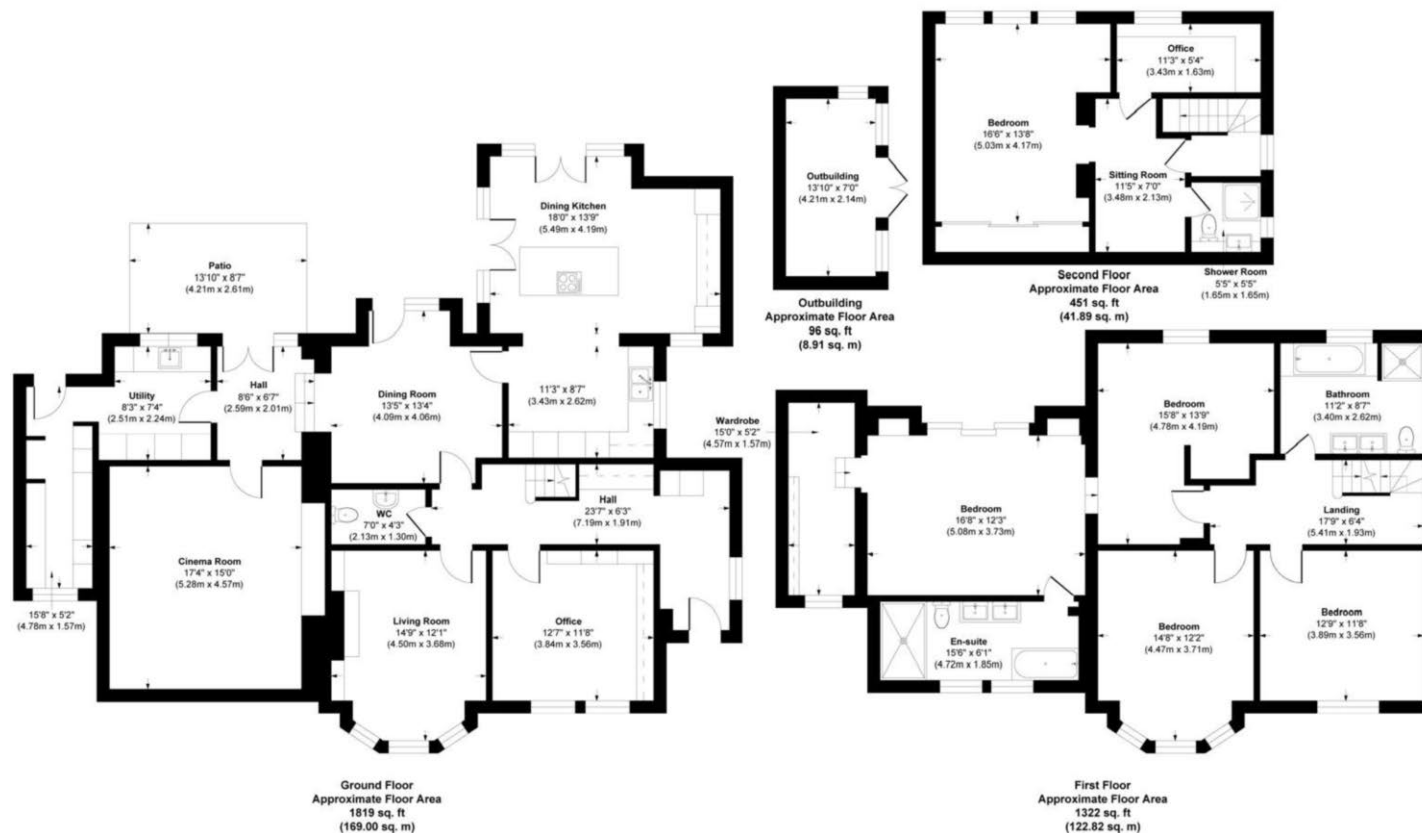
VIEWING

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.

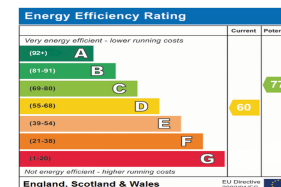




Approx. Gross Internal Area 3688 sq. ft / 342.62 sq. meters

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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