



## Lane End Cottage, Old Cherry Lane

Lymm

Offers Over £850,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# Lane End Cottage

Set within approximately one acre of beautifully mature gardens, Lane End Cottage offers a rare opportunity to acquire a characterful family home with exceptional outdoor space and exciting potential.

Formerly operated as a commercial garden centre, the property enjoys an established and diverse plot that will undoubtedly appeal to keen gardeners, those seeking a lifestyle property, or buyers looking for space and privacy. The extensive grounds provide a wonderful backdrop to the home, with mature planting, established borders, and countless opportunities for further landscaping or recreational use.

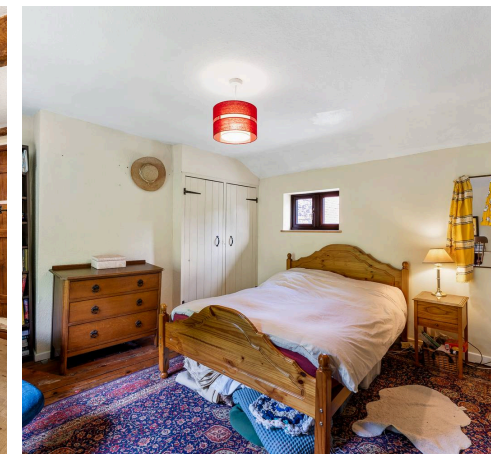
The cottage itself offers generously proportioned accommodation extending to five bedrooms and a variety of reception rooms, each brimming with character and charm. Period features and flexible living spaces create a warm and inviting atmosphere, while the layout lends itself perfectly to modern family living.

A particular feature of the property is the substantial detached garage and workshop, providing excellent storage, space for hobbies, vehicle enthusiasts, or potential for a variety of ancillary uses, subject to any necessary consents.

While the property would benefit from some updating and improvement, it presents a fantastic opportunity for purchasers to create a truly special home tailored to their own tastes and requirements.

Combining extensive gardens, versatile accommodation, useful outbuildings, and enormous potential, Lane End Cottage is a unique property offering a wonderful blend of rural charm and future opportunity.

- Extensive landscaped gardens
- Large greenhouse
- Private gravel driveway



# Lane End Cottage

Old Cherry Lane, Lymm

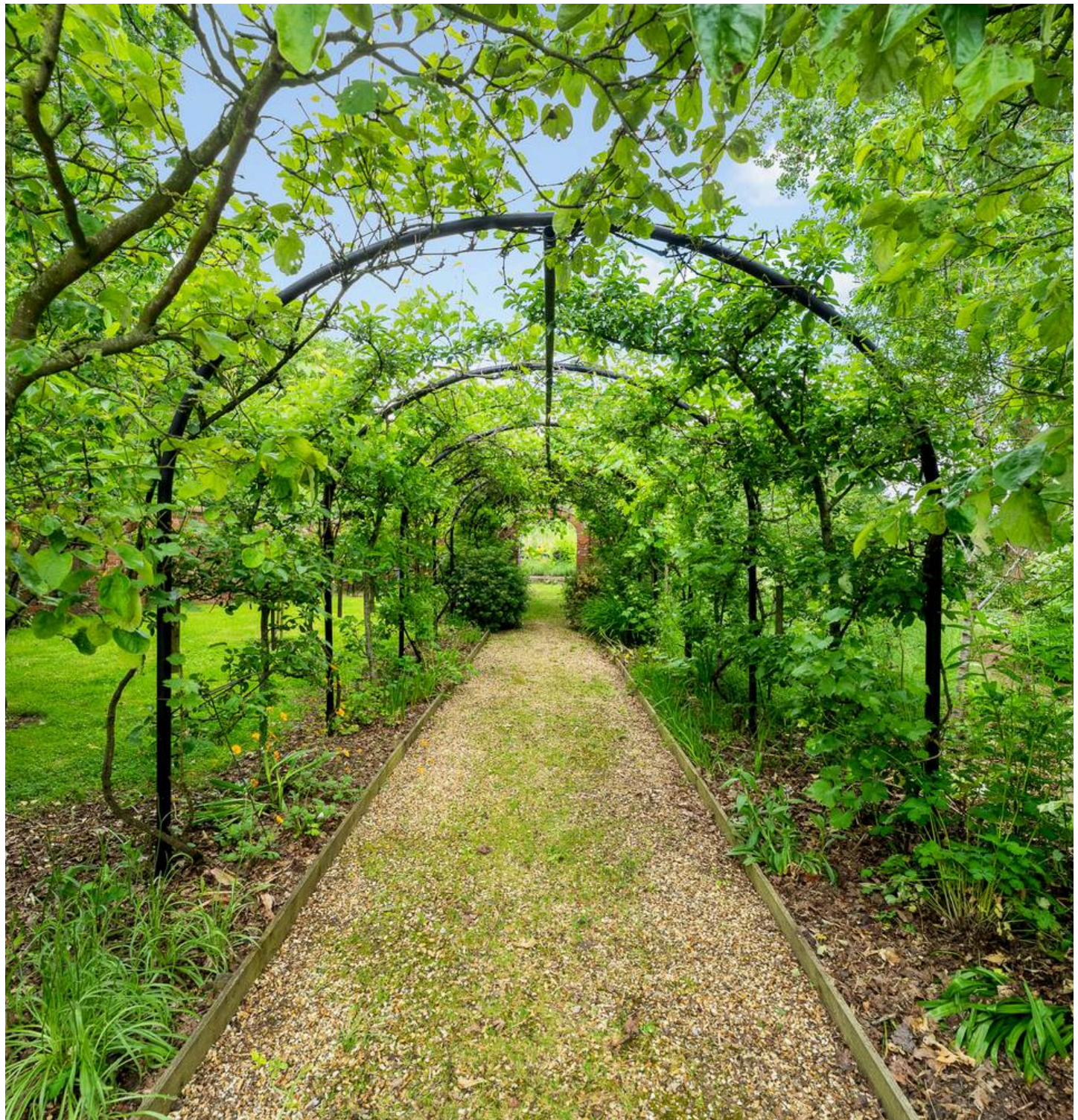
Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail 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.

Council Tax band: F

Tenure: Freehold

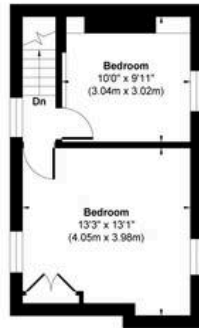
EPC Energy Efficiency Rating: TBC

Viewing strictly by arrangement with the Agent.





**Ground Floor**  
Approximate Floor Area  
1256 sq. ft  
(116.65 sq.m)



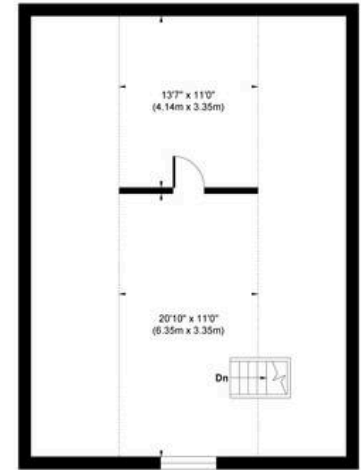
**First Floor**  
Approximate Floor Area  
306 sq. ft  
(28.40 sq.m)



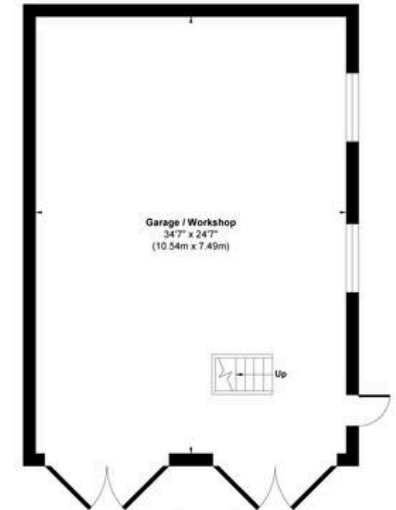
**First Floor**  
Approximate Floor Area  
535 sq. ft  
(49.68 sq.m)



**Outbuilding**  
Approximate Floor Area  
1534 sq. ft  
(142.53 sq.m)



**Garage First Floor**  
Approximate Floor Area  
850 sq. ft  
(79.00 sq.m)



**Garage Ground Floor**  
Approximate Floor Area  
850 sq. ft  
(79.00 sq.m)

**Approx. Gross Internal Floor Area 5331 sq. ft / 495.26 sq. m (Including Garage & Outbuilding)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.