



Lymm  
Burford Lane





### The Property

This stunning Grade II detached Victorian property, brimming with character features and designed by renowned Cheshire architect John Douglas, dating back to 1866, has been meticulously refurbished in recent years and thoughtfully extended to now provide light, spacious and extremely flexible living accommodation with contemporary styling throughout. Particular mention must be made of the open plan kitchen with central island, bespoke cabinetry, Aga and dual sided fireplace to the dining area with full height glazed windows, the master bedroom suite beautifully appointed ensuite bathroom and stairs to dressing room as well as the generous reception space spread across the ground floor and added leisure suite with changing room, gym area, sauna and galleried landing platform.

The property is located in a most popular semi-rural location on the edge of Lymm village enjoying elevated view over adjoining countryside, a short stroll to local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a cobbled set entrance with brick elevations through wrought iron, electric gates with tarmacadam driveway leading around to the front timber gated entrance. The gardens are a lovely feature of the property, extending to over an acre with private elevated view over adjoining countryside incorporating a range of well stocked borders and mature trees, fully enclosed by established hedging, decorative brick walls and timber fencing. Stone flagged and cobbled courtyard area with stone flagged patio to the rear of the property provide ideal opportunity for alfresco dining and enjoying the lovely aspect.

To the rear of the property is a part converted detached garage block with three double garage bays and separate annexes, currently generating £2600 p.c.m. collectively, providing ideal opportunity for multigenerational living, housekeeper or potential income. There is a further paddock measuring circa 0.7 acre to the side of the property giving opportunity for outdoor activities/hobbies bring the total land size to two acres in total.

### Directions

From Knutsford Town Centre proceed along Manchester Road (A50) passing Cottons Hotel Spa onto Warrington Road passing the entrance to The Mere Golf Resort & Spa. At the roundabout continue straight on and after reaching High Legh Garden Centre turn right onto West Lane to its end. At the crossroads continue straight over onto Burford Lane passing The Jolly Thresher public house and the gated entrance to the property will soon be seen on your right.

## SUMMARY OF ACCOMMODATION

- This stunning, detached, period property with a wealth of original character features as well as contemporary style set over three floors
- Substantial, flexible living accommodation
- Bespoke open plan living, dining kitchen with integrated appliances
- Stylish en-suite bedrooms & dressing rooms
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining plus an additional paddock
- Gated driveway & extensive garaging
- Two separate annexes providing additional self-contained accommodation with own gardens
- Superb views overlooking open countryside



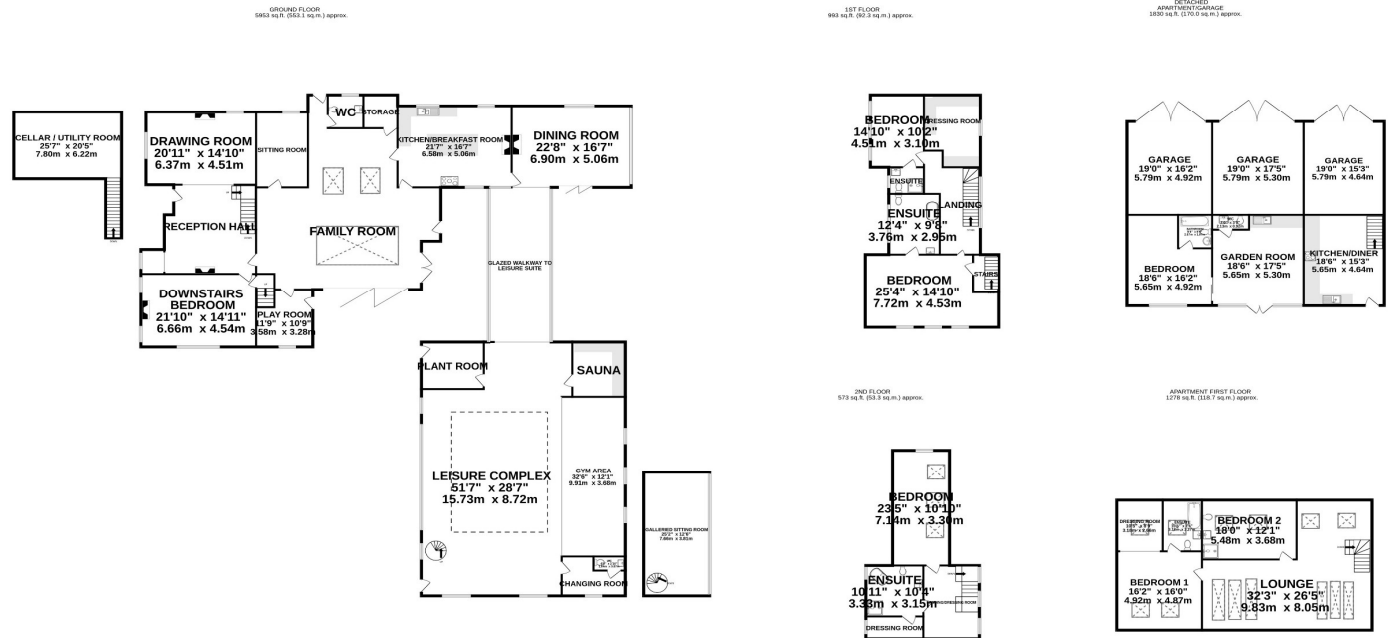




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**Guide Price – £2,950,000**  
**Postcode – WA13 0SJ**  
**Tenure – Freehold**  
**Local Authority - Warrington**  
**Council Tax – Band F**



**TOTAL FLOOR AREA : 10627 sq.ft. (987.3 sq.m.) approx.**

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