



71 Booths Lane, Lymm, WA13 0PF

£895,000





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Set in Approximately 1/4 of an acre, this fabulous farmhouse dates back to the 1700s and is full of character and original features yet is suitable for a growing family. The property comprises an original porch, hallway, Lounge with bay window and feature wood burning stove, sitting room with deep bay ideal for a window seat and french doors leading out into the garden. Farmhouse kitchen in the original side of the building with exposed beams and mullioned windows with door to the dining room again with an abundance of original features. Utility Room, wc and store.

Upstairs there is a large master bedroom with views over the gardens and farmland beyond with ensuite shower room. Two further double bedrooms and a single bedroom. Luxury bathroom with exposed stone and beam wall, egg shaped bath, wc and wash hand basin. Externally the property is approached from a quiet lane onto the driveway with parking for several cars, front garden and large rear garden with uninterrupted field views. There is a substantial 54' x 16' Entertainment Barn with Bar but could be utilised as a home office, annexe and/or gym.

There are too many original features to list, it is advisable to view to appreciate the accommodation and the location.

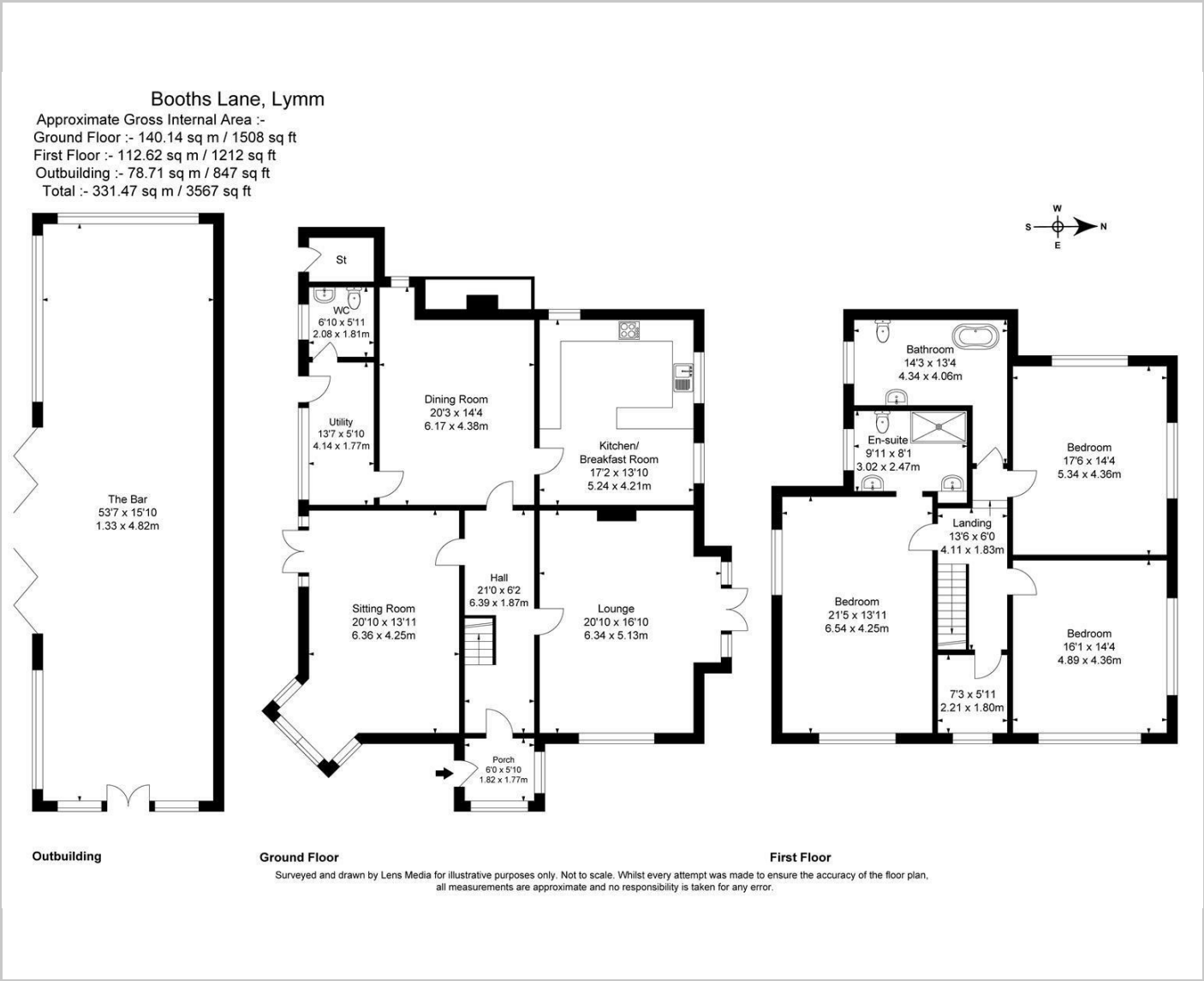


## Description

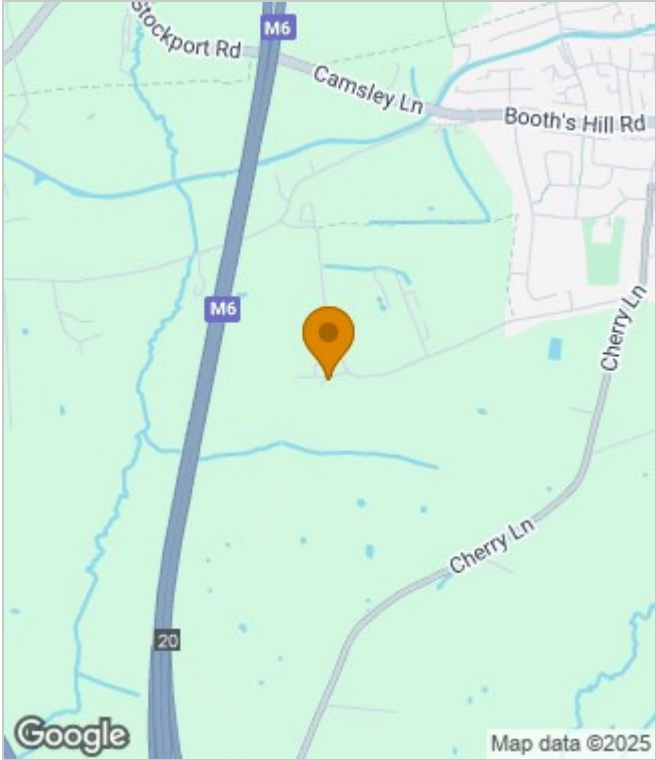


Council Tax Band: E

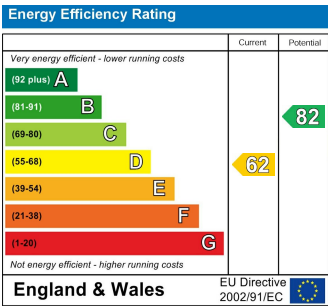
Floor Plans



Area Map



Energy Performance Graph



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