



3 Arley Grove, Lymm, WA13 0BT
£450,000



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Located just off the ever-popular Higher Lane in the heart of Lymm, this charming grade two listed Fustian Cottage is steeped in history and bursting with character, offering a rare opportunity to acquire a truly unique home in one of the village's most sought-after locations.

Beautifully blending period charm with modern living, the property offers spacious accommodation throughout, including an open plan kitchen / dining / living room four double bedrooms and three bathrooms, making it ideal for those seeking versatile living space.

Character features are evident throughout, including exposed beams, traditional details, and the original listed staircase, which remains an important feature of the home's rich heritage.

Externally, the property benefits from a private paved courtyard garden to the rear, creating a low-maintenance yet inviting outdoor space.

Perfectly positioned within walking distance of Lymm Dam, the village centre, and highly regarded local schools, the location offers the ideal balance of countryside charm and everyday convenience.

****Please note, access to the property is via the rear entrance, with no direct access available from the front of the property.****

A truly special character home in an idyllic Lymm setting.

Description

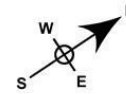


Council Tax Band: D

Floor Plans

Arley Grove, Lymm

Approximate Gross Internal Area :-
 Ground Floor :- 54.27 sq m / 584 sq ft
 First Floor :- 40.56 sq m / 437 sq ft
 Second Floor :- 40.56 sq m / 437 sq ft
 Total :- 135.39 sq m / 1458 sq ft

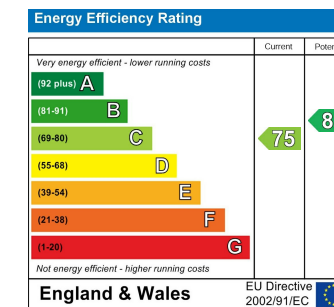


Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Area Map



Energy Performance Graph



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