

7 CROUCHLEY HALL MEWS, CROUCHLEY LANE, LYMM



£550,000



A Stunning Barn Conversion in Highly Sought After Courtyard Development

An immaculate contemporary styled barn conversion within a prestigious courtyard development in a semi rural position yet within walking distance of Lymm village centre and Lymm Dam. Viewing is essential to appreciate the standard of accommodation on offer which briefly comprises superb open plan living & dining area with oak flooring opening onto the kitchen with Siematic units plus silestone work surface & solid oak breakfast bar plus integrated appliances. The ground floor accommodation is completed by the downstairs cloakroom/WC & double stable style doors to the rear patio seating area with lawned gardens beyond plus door providing access to the front gardens incorporating 2 decked seating areas & lawned gardens with open views. To the first floor are two excellent double bedrooms with en suite bathrooms with Duravit fittings & Porcelanosa tiling. To the lower ground floor is a versatile reception room currently used as secondary living area plus study & with fitted storage. Residents and visitors parking.

HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM

DIRECTIONS

POSTCODE: WA13 0BX

Travelling from Altrincham (A56) towards Chester continue until the roundabout at the junction with the M56. Turn right towards Lymm. Follow the road round and at the traffic lights (with the Jolly Thresher on the right) continue straight through. Continue along Higher Lane and then bear left into Crouchley Lane passing Lymm Rugby Club on your right and Crouchley Hall Mews can be found further along on the left hand side.

DESCRIPTION

An opportunity to purchase a unique barn conversion developed by renowned local builder Conran in 1996 within a highly sought after courtyard development in a stunning semi rural location within walking distance of Lymm Village and Lymm Dam.

The property is full of character and charm with high vaulted ceilings and exposed king truss beams intertwined with contemporary fittings of the highest quality and arranged over three floors. To the ground floor there is an impressive open plan living dining kitchen. The kitchen area is fitted with Siematic units with contrasting silestone work surfaces over and also incorporating a solid oak breakfast bar. There is a full range of integrated Neff and AEG appliances and this area also benefits from underfloor heating. The kitchen opens onto the living and dining areas which have attractive solid oak flooring and a focal point of a period style fireplace with decorative tiled insert and with living flame gas fire. There are double stable style doors to the rear of the property providing access onto a patio seating area with lawned gardens beyond and gated access to the allocated parking. To the front there is a door providing access onto the gardens which incorporate two decked seating areas with inset lighting and power and lawned gardens and with views towards open fields beyond. The ground floor accommodation is completed by the cloakroom/WC. From the living area there is a staircase down to the lower ground floor where there is a further versatile reception room currently used as a second living/media room and study and with fitted storage cupboards. Within the hallway there is also an understairs storage cupboard.

To the first floor there are two excellent double bedrooms with vaulted exposed beam ceilings. Both bedrooms benefit from en suites with Duravit fittings and Porcelanosa tiling. The double bedroom to the rear has a full en suite bathroom whilst to the bedroom to the front has an en suite shower room.

The gardens are a particular feature of the property with patio seating area to the rear with lawned gardens beyond all enjoying a Southerly aspect, whilst to the front as previously described there are decked seating areas plus patio seating areas incorporating lawned gardens with well stocked flowerbeds and mature hedge borders and with views towards open fields beyond.

Two allocated parking spaces plus ample visitors parking.

The location is ideal being within a mile of Lymm village centre with a range of shopping facilities. The property also provides access to the local network of motorways within easy reach of the M6 and M56 and with Manchester International Airport a little further distant.

A superb property where viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION: GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN comprising 23'2" x 22'6" (7.06m x 6.86m)

KITCHEN AREA

Fitted with a Siematic kitchen with a combination of Neff and AEG appliances including oven/grill plus combination oven/microwave, dishwasher, fridge freezer, washer dryer, five ring gas hob with Gutmann extractor fan above. The Siematic kitchen is complimented with silestone work surfaces incorporating a stainless steel sink unit with drainer and a central island also incorporates further storage plus wine rack and has the benefit of an additional solid oak breakfast bar. The kitchen area also has underfloor heating and double stable style doors to the rear of the property with access to a patio seating area with lawned gardens beyond. Off the kitchen area is an open plan living/dining room with ample space for both suites. There is solid oak flooring running throughout this section of the property and there is a focal point of a period style fireplace with decorative tiled insert and housing a living flame gas fire. Radiator. Full height windows over looking the delightful front gardens. Exposed beam ceiling. Cupboard housing gas central heating boiler. Integrated speaker system.

CLOAKROOM

With a Duravit white suite comprising low level WC plus wash hand basin and Porcelanosa tiling. Oak wood flooring. Radiator. Extractor fan.



LOWER GROUND FLOOR

HALLWAY

Undestairs storage cupboard. Radiator.

FAMILY ROOM/STUDY/MEDIA ROOM

13'8" x 10'2" plus 15'11" x 12'6" (4.17m x 3.10m plus 4.85m x 3.81m)

With double glazed window to the front. A range of glass fronted storage cupboards with sliding doors. Ample space for living suite and study furniture. Display shelving. Radiator. Recessed low voltage lighting. Television aerial point. Telephone point.



FIRST FLOOR

LANDING

With vaulted exposed beam ceiling. Velux window to the front.

BEDROOM 1

15'2" x 10'4" (4.62m x 3.15m)

With vaulted ceiling with exposed beams. Timber framed double glazed window overlooking the front garden. Television aerial point. Telephone point. Radiator.

EN SUITE

7'5" x 5'7" (2.26m x 1.70m)

With a Duravit suite comprising wash hand basin with storage beneath and WC. Large walk in shower cubicle. Tiled floor. Porcelanosa tiled walls. Timber framed double glazed opaque circular window to the front. Chrome heated towel rail. Granite surface with storage. Underfloor heating.

BEDROOM 2

15'1" x 10'3" (4.60m x 3.12m)

With vaulted ceiling with exposed beams. Timber framed double glazed window to the rear. Radiator. Television aerial point.



EN SUITE

7'5" x 6'3" (2.26m x 1.91m)

With a white Duravit suite comprising bath with mains shower over, low level WC and wash hand basin. Porcelanosa tiled walls. Extractor fan. Heated towel rail. Tiled floor. Timber framed double glazed window to the rear providing views towards open countryside.



OUTSIDE

To the rear of the property there are two allocated parking spaces plus reserved visitors parking. Gated access then leads to the rear gardens which comprise of patio seating area accessed off the open plan living dining kitchen with adjacent lawned garden. The gardens have raised flower beds with solid oak railway sleepers acting as retaining boundaries for a current herb garden. The rear gardens have the added benefit of a Southerly aspect to enjoy the sun all day and also subtle inset lighting creating an ambient evening scene.

To the front there are two decked seating areas with inset lighting and power points with adjacent lawned gardens all with well stocked flowerbeds and mature hedge and fence borders. To the end of the garden there is also a summer house with power. The rear gardens also benefit from an open aspect towards the fields beyond.

SERVICES

Mains water, electric and gas.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Warrington Band E.

TENURE

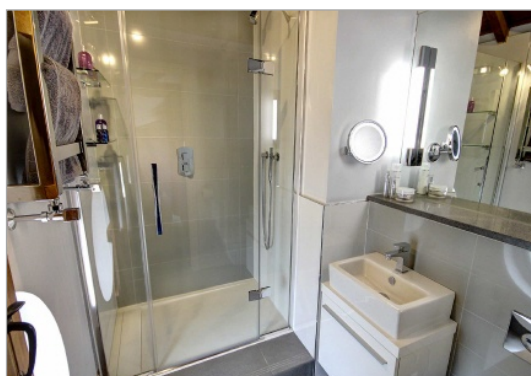
We are informed the property is Leasehold for the residue of 999 years and subject to a ground rent of £50.00 per annum. . This should be verified by your Solicitor.

SERVICE CHARGE

Currently £52.00 per calendar month to include maintenance of communal garden areas, lighting and sewage.

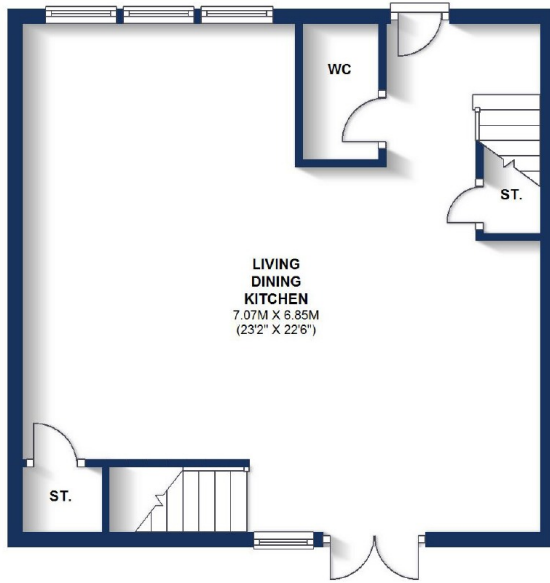
NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



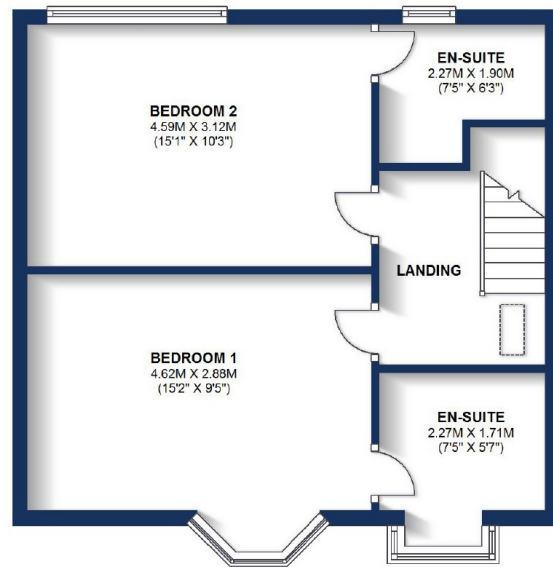
GROUND FLOOR

APPROX. 49.0 SQ. METRES (527.5 SQ. FEET)



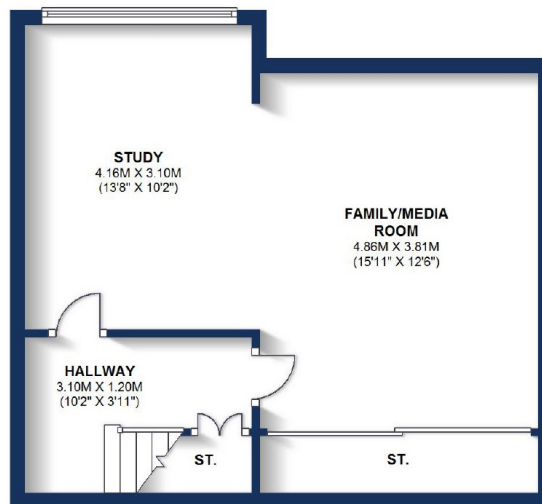
FIRST FLOOR

APPROX. 45.9 SQ. METRES (493.7 SQ. FEET)



LOWER GROUND FLOOR

APPROX. 42.7 SQ. METRES (459.6 SQ. FEET)



TOTAL AREA: APPROX. 137.6 SQ. METRES (1480.8 SQ. FEET)

Floorplans For Illustrative Purposes Only

VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



IANMACKLIN & COMPANY

Ian Macklin & Co. for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co. has any authority to make or give any representations or warranty whatsoever in relation to this property.