

The Lymes, Hall Lane, Mobberley



Andrew J Nowell
& Company

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The Lymes, Hall Lane, Mobberley

AN INDIVIDUAL DETACHED FAMILY HOUSE SET IN LARGE GROUNDS TO APPROXIMATELY 0.3 ACRE WITH OPEN VIEWS WITH SCOPE FOR REMODELLING/DEVELOPING SUBJECT TO THE NECESSARY PLANNING CONSENT.

The Lymes occupies a highly desirable and sought-after location with its large mature plot and open views. The village of Mobberley offers shops for day to day needs, local cricket club and historic church, wonderful walks and a wealth of renowned public houses. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within ten minutes' drive offering an excellent range of shopping, educational and recreational facilities with quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close at hand.

The Lymes offers well balanced, spacious, versatile accommodation and lends itself to be remodelled to create a substantial family residence or potentially redeveloped for a new build property, subject to the necessary planning consent. As the property stands, the accommodation comprises: on the ground floor large lounge, living kitchen leading to conservatory with utility room off, four bedrooms, three bathrooms, two en-suite. There is a substantial attached double garage. The property benefits from a gas heating system and to fully appreciate the full charm and appeal a personal inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane towards Knutsford, which becomes the Knutsford Road and after approximately two and a half miles after passing The Bird in Hand public house and Faulkner's Lane, The Lymes will be found on the left hand side almost immediately opposite the entrance to Barclay Hall.

In further detail the accommodation comprises:

ENCLOSED PORCH

With internal door leading to

ENTRANCE HALL

With staircase leading to the first floor, central heating radiator.

LOUNGE 20'10 x 13'9 (6.35m x 4.19m)

With fireplace with living flame gas fire, central heating radiator, sliding patio doors to the rear garden.

BREAKFAST KITCHEN 21'2 x 8' (6.45m x 2.44m)

Kitchen area with base and wall units, tiled work surfaces, stainless steel single drainer sink unit with mixer tap, brushed steel electric oven with four ring hob and extractor hood above,

plumbing for dishwasher, two central heating radiators. Arch to breakfast area with central heating radiator, French door to outside. Double French doors to

CONSERVATORY 12'5 x 11'4 (3.78m x 3.45m)

UPVC double glazed with double French doors to rear flagged patio, tiled flooring.

Arch from kitchen to

UTILITY ROOM 6'10 x 7'2 (2.08m x 2.18m)

With base and wall units, tiled work surfaces, plumbing for washing machine, space for dryer, door to garage.

GROUND FLOOR BEDROOM FOUR 11'8 x 10'1 (3.56m x 3.07m)

Double French doors to outside, fireplace.

SHOWER ROOM

With low level wc, vanity wash hand basin with cupboard below, fully tiled shower cubicle with Mira fittings, half-panelled walls, central heating radiator.

FIRST FLOOR

Which is approached from the main hallway.

LANDING

BEDROOM ONE 14' x 11' (4.27m x 3.35m)

With a good range of built-in wardrobes, dressing area recess, double French doors leading to balcony with decking and wrought iron railing.

BEDROOM TWO 12'2 x 10'9 (3.71m x 3.28m)

With central heating radiator.

BEDROOM THREE/GUEST SUITE 18'2 x 13' (5.54m x 3.96m)

With central heating radiator, built-in double wardrobe.

SHOWER ROOM EN-SUITE

With fully-tiled shower cubicle with Mira fittings and folding glass door, pedestal wash hand basin, low level wc.

FAMILY BATHROOM

With traditional fittings. Panelled bath with mixer tap with shower fittings, pedestal wash hand basin, low level wc, bidet, half-panelled walls, central heating radiator, built-in linen cupboard with shelving.

ATTACHED GARAGE 19'7 x 14'2 (5.97m x 4.32m)

With up-and-over door, light and power.

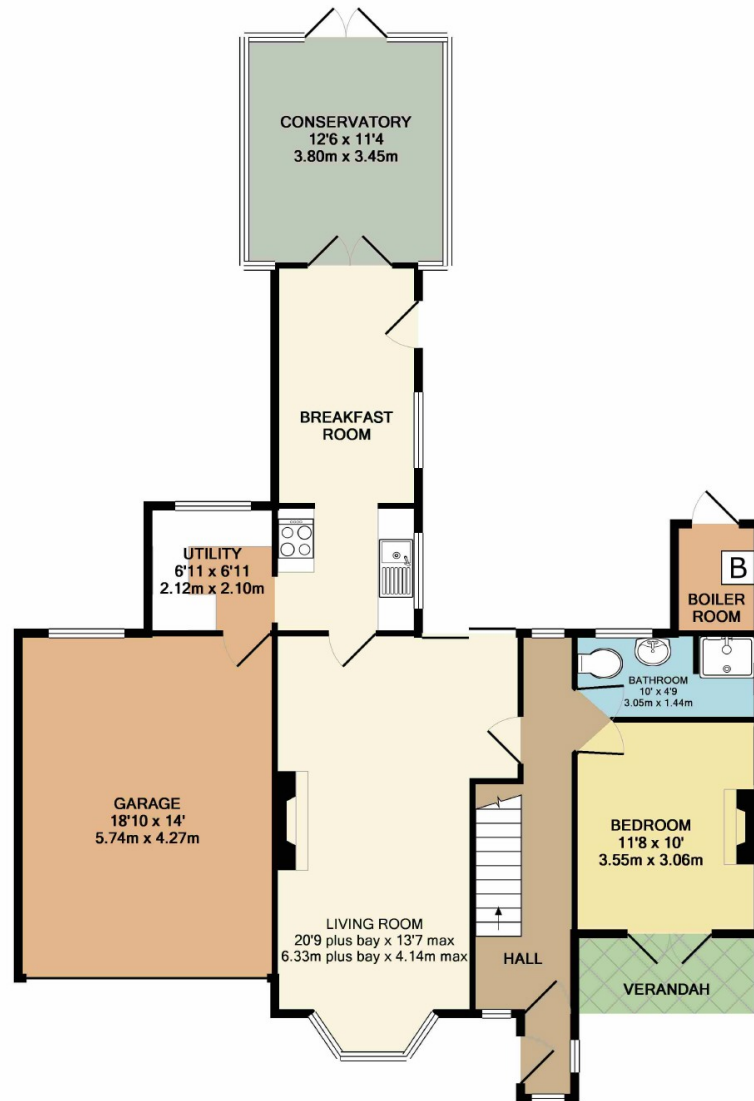
OUTSIDE

The property is approached through double wooden gates with a tarmacadam gravelled driveway providing good parking facilities. Large gardens with open aspect to the rear laid out to lawn with trees, shrubs, hedging and

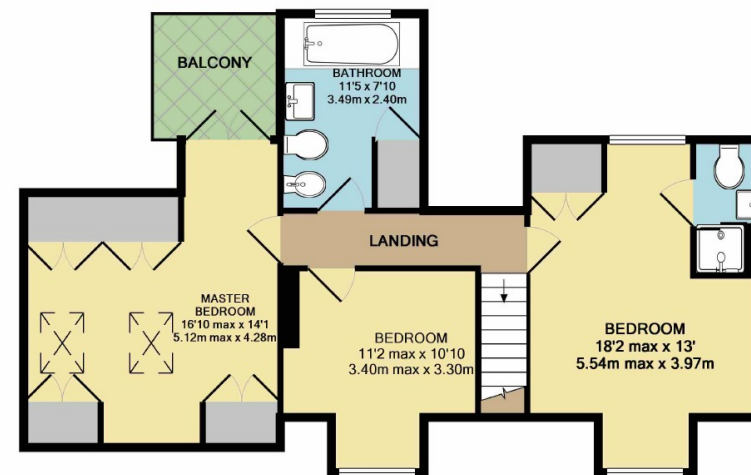
flagged patio area, total land size approximately 0.3 acre.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON
COMPLETION



GROUND FLOOR
APPROX. FLOOR
AREA 1166 SQ.FT.
(108.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1833 SQ.FT. (170.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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