

# 4 Agden Hall Farm

Agden Lane, Lymm



A high specification barn conversion, forming part of a small and high quality semi rural courtyard development of just 6 barns situated in a beautiful setting at the end of a long private driveway, with parking for two and a garage.

Agden Hall Farm dates back to 1587 but the barns were rebuilt and developed to a high standard in 2004. Each of the 6 properties enjoys allocated parking and a separate store room with plumbing. Number 4 is a prime example, providing well-presented and nicely formed accommodation plus a garage. There is a pleasant entrance hall with a downstairs WC off, a good-sized lounge/diner with wooden floors and an attractive fitted kitchen with granite work surfaces and integrated appliances.

The first floor comprises of two generous double bedrooms, the largest of which enjoys an ensuite shower room and a vaulted ceiling with exposed beams. There is also a main bathroom which provides a three piece suite. Stairs rise again to the converted loft, which has been well utilised as a home office, with useful eaves storage and views toward Bowdon, but would serve well as an additional double bedroom.





Across the well-maintained courtyard to the front, is a store room belonging to the property. It has been kitted out with plumbing to create a great utility room, with additional storage space including a loft above. There is a good-sized garage belonging to the property, with an electric up-and-over door and space for parking in front. There is a further allocated parking space and visitor parking also available. This property does not have its own private garden but there is a wonderful communal garden, comprising of two large lawns, with stunning panoramic views across Lymm, Bowdon and beyond to Manchester city centre.

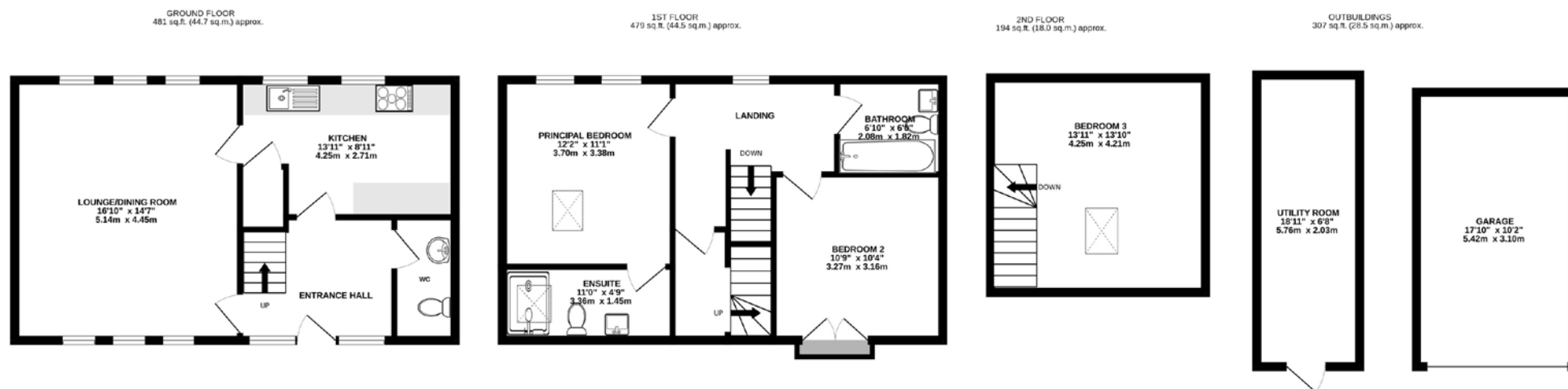
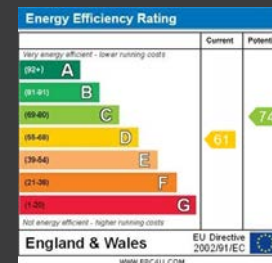
Service Charge - £150.54 PCM - Covers all communal services. These include small independent sewage system (bio-disc), grounds gardening, tree surgery, communal building maintenance & lighting (refuse room, courtyard, parking areas), gutter cleaning and external paintworks. Communal insurance, necessary inspections and management fees.

**No onward chain**



# 4 Agden Hall Farm Agden Lane Agden, Lymm Cheshire WA13 0TZ

Guide Price: £425,000  
Tenure: Freehold  
Service Charge: £150.54 PCM  
Local Auth: Cheshire East  
Council Tax Band: E



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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