

Yew tree House, . Lymm Road, Little Bollington, Altrincham,
WA14 4SX



RIDGEWAY
RESIDENTIAL SERVICES



Lymm Road Altrincham

A rare opportunity to acquire this charming detached cottage, occupying a generous plot in the highly desirable village of Little Bollington, near Altrincham. Requiring complete renovation throughout, the property offers immense potential to create a stunning family home in a truly idyllic setting.

Rich in character and period charm, the accommodation currently comprises two welcoming reception rooms, both featuring a wealth of traditional features and providing versatile living space. The cottage presents a blank canvas for those looking to restore and modernise a character property to their own specification.

Surrounded by open countryside and enjoying a peaceful setting, the property combines the best of rural living with excellent accessibility. Little Bollington is a sought-after village renowned for its picturesque surroundings, friendly community and convenient access to Altrincham, Lymm and major transport links.

- Charming Detached Character Cottage
- Ideal Investment Opportunity
- Requiring Renovation
- Popular Location
- Two Reception Rooms with a Wealth of Original Features & Charm
- No Onward Chain
- Occupying a generous plot
- Superb Opportunity to Modernise & Extend (Subject to Planning)

Occupying a substantial plot, the property offers exciting scope for extension and redevelopment, subject to the necessary planning permissions. Rarely do opportunities such as this come to the market, making it ideal for those seeking a unique renovation project with the potential to create an exceptional home.

Viewing is highly recommended to fully appreciate the setting, character and outstanding potential this delightful cottage has to offer.

Entrance Hall

Lounge

15'5" x 16'4" (4.7 x 4.98)

Sitting Room

15'5" x 14'9" (4.7 x 4.5)

Larder

5'4" x 6'5" (1.64 x 2.01)

Kitchen/Dining Room

14'1" x 11'1" (4.3 x 3.4)

Utility Room

7'2" x 10'9" (2.2 x 3.3)

Landing

15'5" x 5'4" (4.7 x 1.64)

Bedroom 1

13'9" x 14'5" (4.2 x 4.4)

Bedroom 2

16'0" x 16'0" (4.9 x 4.9)

Bedroom 3

9'2" x 7'6" (2.8 x 2.3)

Bathroom

9'2" x 6'6" (2.8 x 2.0)

Viewings

Viewings strictly via the selling agents Ridgeway Residential Estate Agents.





Tenure
Freehold

Information

Local Authority Cheshire East Council Tax Band: F

Annual Price: £3,546

Conservation Area No

Flood Risk Very low

Mobile coverage

EE Vodafone Three O2

Broadband Basic 8 Mbps Ultrafast 1800 Mbps Satellite / Fibre TV Availability

BT Sky Virgin

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GROUND FLOOR



1ST FLOOR



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Made with lettago 4/2015

