



Rushgreen House 11 Dyers Lane, Lymm, WA13 9QL
Asking Price £1,750,000

11 Dyers Lane

Lymm WA13

This highly impressive and fully renovated former farmhouse and adjacent two bedroom Annex are located within easy walking distance of the desirable village of Lymm. Having undergone extensive renovations and enhancements, the current owners have created a luxurious family home incorporating many period features such as reclaimed oak beams. The south facing walled gardens and outside Pizza kitchen with adjacent entertaining spaces add to the stand out features of the house as do the kitchen garden with raised beds and cedar constructed summer house. The added benefit of the adjacent detached annex provides further flexible accommodation that has many potential uses.





General Description

Built circa. 1800 Rushgreen House has been sympathetically renovated and updated by the current owners to a particularly high standard. Formerly known as Oak Farm the extensive use of oak both old and new continues throughout the property from solid oak window frames to reclaimed oak beams.

Accommodation is spread over three floors with four bedrooms to the first floor and two further bedrooms on the second. There is an additional 7th bedroom in the adjacent annex. Many of the bedrooms benefiting from air conditioning.

Providing the perfect space for entertaining, the large oak constructed garden room is the perfect link to the external entertaining area where the heated outside kitchen boasts a Valoriani Pizza oven and mains gas fed barbeque for hosting all year round. This leads to the adjacent sunken dining area and hot tub enclosure.

Additional features within the grounds are the woodland with a variety of trees including Oak and hazel and attractive wild flower beds. The walled planting area with raised beds and self ventilating greenhouse provides the perfect kitchen garden.

The adjacent annex provides further flexibility for additional accommodation or potential office space.

Entrance Hallway

20'8" x 3'5" expanding to 5'5"

The heavy oak entrance door leads into the welcoming main hallway that boasts an attractive Parquet oak floor.

Utility Room

11'5" x 8'0"

Fully fitted with Oak storage cupboards and spaces for a number of appliances.

Kitchen

21'3" x 9'8" expanding to 14'4"

Charming farmhouse kitchen with a gas fired AGA cooker and a range of flexible wall and base units supplied by Watts and Wright.



Dining area

18'8" x 12'9" narrowing to 9'9"

Adjacent to the kitchen this is the ideal space for entertaining.



Boot Room and Downstairs WC

4'11" x 12'5"

Providing access to the rear garden there are fitted cupboards for storage and a convenient downstairs WC.

Office

10'5" x 10'5"

The perfect space for the home office with data cabling and fitted storage cupboards. The main system boiler is also located here.



Lounge

The authentic charm and ambience generated by the reclaimed oak beams and brick built fireplace create a wonderful space for relaxing or entertaining.



Garden Room

20'8" x 19'8" expanding to 23'7"

Providing the ideal link to the outside the garden room is constructed from a solid oak structure which creates an individual charm. The flexibility of the space creates break out opportunities for a variety of uses.

The room temperature is maintained all year round via thermostatically controlled underfloor heating.

Wine cellar

6'2" x 6'2"

Master Bedroom

18'4" x 16'0"

Fully air conditioned and fitted with a range of wardrobes and drawers for storage.



En suite to master bedroom

8'3" x 6'6"

Designed for maximum flexibility the layout uses the space to the full with a fully tiled wet room design incorporating useful inset shelving and fitted furniture and vanity units. The underfloor heating provides additional comfort to maintain a constant temperature.



Bedroom 2
119" x 119"



Bedroom 5
18'0" 8'0" increasing to 11'1"
Benefiting from fitted cupboards and furniture for storage and convenience



Annex
The Annex provides additional accommodation that could be used as a separate granny annex or home office suite. Features include air conditioning to the first floor and an attractive log burner to the lounge.
The kitchen incorporates walnut wall and base units with quartz work tops.



En suite to bed 2
4'11" x 3'2"
This compact and highly functional wet room incorporates shower, wc and washing facilities and has the added benefit of underfloor heating.

Bedroom 3
11'1" x 10'4"
Fully air conditioned and benefiting from fitted wardrobes and drawers.

Bedroom 4
14'1" x 9'6"
Benefiting from being fully air conditioned bedroom 3 has a range of fitted oak wardrobes and drawers.

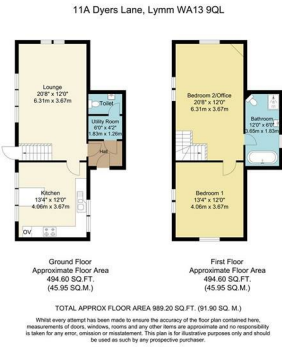
En suite to bedroom 4
5'9" x 4'1"
Convenient en suite incorporating WC and wash basin.

Family Bathroom
Elegantly tiled wet room incorporating underfloor heating.



Bedroom 6
18'8" under eaves x 11'5" narrowing to 8'2"
Fully air conditioned and benefiting from fitted cupboards and furniture.

External grounds and gardens
Extending to circa one acre the substantial walled gardens incorporate many different areas to enjoy including a woodland with chicken runs, an orchard, well kept lawns with cedar summerhouse and a raised bed kitchen garden with self ventilating green house.
The driveway to the front is accessed via radio controlled gates where the car port incorporates a tool shed and dog run. The raised traditional grain store provides additional useful space for storage.



Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plans have been prepared with care to assist the prospective purchasers in their search for a new home. It is not to an exact scale and its accuracy is neither implied nor guaranteed.

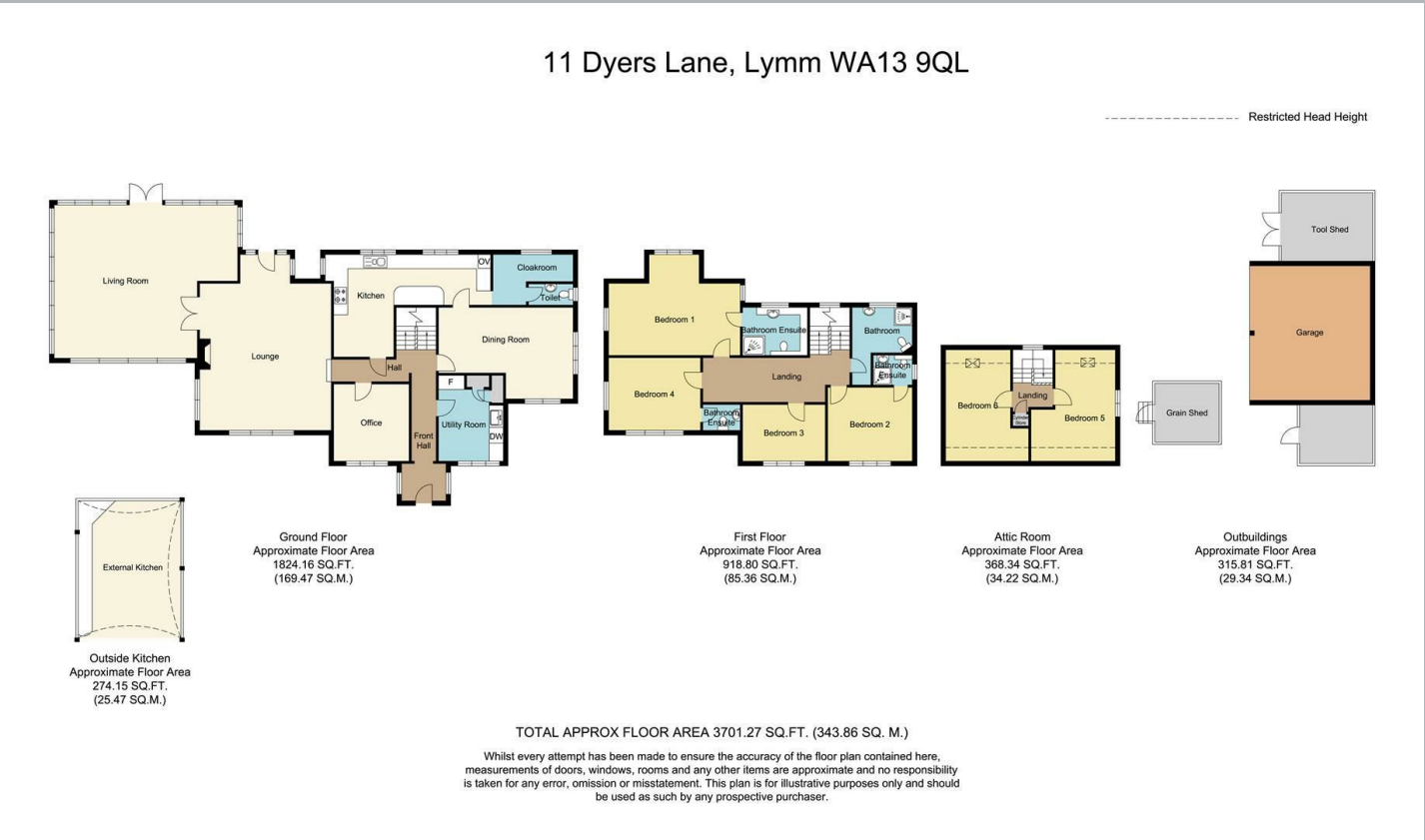
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- Large plot extending to approximately 1 acre
- Adjacent Annex with multiple potential uses
- Seven bedrooms including Annex
- Multiple out buildings including fully fitted outdoor dining kitchen
- Air conditioning to most bedrooms
- Council tax band E
- Green belt location
- Beautifully landscaped and mature garden
- Easy walking distance to local schools
- EPC Level C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A			The diagram shows two horizontal bar charts. The left chart is for Energy Efficiency Rating, with bands A (green), B (dark green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The right chart is for Environmental Impact (CO₂) Rating, with bands A (light blue), B (medium blue), C (dark blue), D (grey-blue), E (grey), F (dark grey), and G (black). In the Energy Efficiency chart, the 'Current' rating is G (1-20) and the 'Potential' rating is B (81-91). In the Environmental Impact chart, the 'Current' rating is G (1-20) and the 'Potential' rating is B (81-91).	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F			The diagram shows two horizontal bar charts. The left chart is for Energy Efficiency Rating, with bands A (green), B (dark green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The right chart is for Environmental Impact (CO₂) Rating, with bands A (light blue), B (medium blue), C (dark blue), D (grey-blue), E (grey), F (dark grey), and G (black). In the Energy Efficiency chart, the 'Current' rating is G (1-20) and the 'Potential' rating is B (81-91). In the Environmental Impact chart, the 'Current' rating is G (1-20) and the 'Potential' rating is B (81-91).	
(1-20) G				
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		

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