



 Adams



# Pool Farm, Pool Lane, Lymm

Offers Over £575,000

4 2 3



A charming four-bedroom detached farmhouse dating back to the 1700s, offering a rare opportunity to renovate and create a truly stunning countryside home.

This spacious property features four generous double bedrooms and a wealth of character, providing the perfect canvas for those looking to restore and modernise a historic home while retaining its original charm. Although the property requires renovation, it offers enormous potential to be transformed into an impressive family residence.

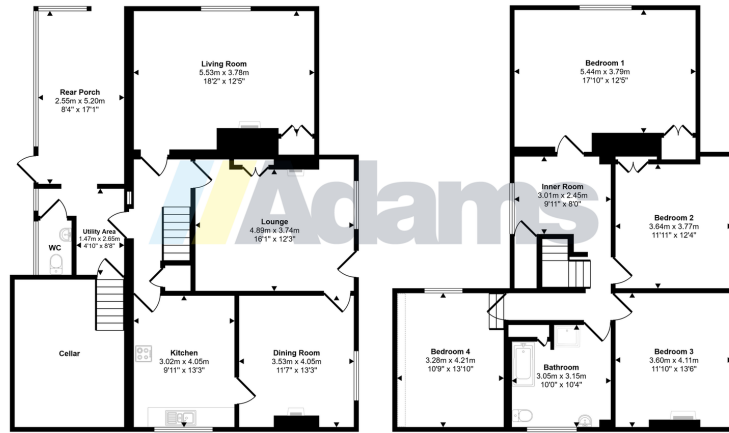
Externally, the farmhouse benefits from an exceptionally large and impressive garden, providing extensive outdoor space ideal for landscaping, entertaining, or simply enjoying the surrounding surroundings.

Please note that there will be required changes to the access arrangements and boundary of the property, whereby a certificate of lawfulness has already been obtained and prospective purchasers are advised to make their own enquiries regarding these details.

A unique property with significant potential, and early viewing is highly recommended to fully appreciate the opportunity on offer.



Approx Gross Internal Area  
217 sq m / 2337 sq ft



Ground Floor  
Approx 121 sq m / 1305 sq ft

First Floor  
Approx 96 sq m / 1032 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom scales are representations only and may not look like the real items. Made with Made Simple 360.

- 1700s Farm House
- Four Double Bedrooms
- Substantial Established Garden
- Development Opportunity
- Character Property
- Spacious Throughout
- Huge Potential
- Internal Inspection Advised

