

# Farmers Court

Lymm, Cheshire



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*Living*





“We have built a strong reputation for creative design, excellence in workmanship and treating everyone with respect.”

## Mulbury Living

Mulbury Living is a leading residential and mixed use property developer, best known for creating homes that people love.

With over 40 years' experience in the new homes industry, Mulbury prides itself in delivering high quality developments across the North.

We have built a strong reputation for creative design, excellence in workmanship and treating everyone with respect.

At the root of all our activity is a commitment to make a difference where it matters most by building great homes in thriving neighbourhoods, based on solid relationships and trust.

We achieve this by staying true to our values:

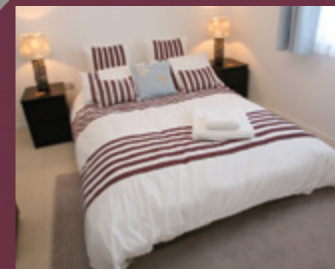
- Work in partnership
- Be transparent
- Be sustainable
- Everyone matters
- Make a difference



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# Farmers Court

Farmers Court is a modern, attractive development...in the heart of leafy Cheshire.



\*for illustrative purposes only

## Farmers Court, Lymm, Cheshire

Farmers Court is a modern, attractive development of detached and semi-detached properties in the heart of leafy Cheshire.

A total of ten luxury properties in striking red brick sit a short distance from Lymm Golf Club and other popular destinations while retaining its village setting.

The highest specifications have been used for all properties, from high quality **SieMatic** kitchen units, Corian Worktops including Neff Appliances, Porcelanosa sanitaryware and Amtico® floor coverings throughout in the living areas.

Farmers Court is one of the best-connected developments in the area, with a country-style quality of life paired with transport links and access to facilities including leisure and education.

Choose from three distinct house types arranged around a friendly cul-de-sac.

“Lymm is a recipe for a great quality of life in one of Cheshire’s gems.”

# Lymm, Cheshire



## Location

It's a point of pride for the community that Lymm village centre is a designated conservation area.

This leafy location set around the banks of the Bridgewater Canal is known for its historic buildings, green spaces and its Grade 1 listed sandstone cross which draws many visitors to enjoy the town centre.

Close to Manchester and many of the main transport links the North West has to offer, Lymm is nevertheless a world apart from the hustle and bustle of city living.

An ideal commuter village, the M56, M62 and M6 are within just a few miles, at the Lymm Interchange. Much of Cheshire, Manchester and Lancashire are easy drives from here, opening up a world of opportunities.

The A56 connects Lymm with the nearby towns of Warrington and Altrincham from where there is regular access to the main train routes in the region.

Historic Lymm dates back hundreds of years and is rightly a sought-after location for those looking for a quick drive to work within the North West.

The village bustles with an excellent selection of shops, schools and leisure facilities including the picturesque Lymm Dam which boasts panoramic views of the surrounding countryside.

Throw a great selection of bars and restaurants into the mix and you have a recipe for a great quality of life in one of Cheshire's gems.



# Typical Specification

## Kitchens

- **SieMatic** kitchens with Corian® worktops
- Neff Ceramic Hob
- Neff Stainless Steel Electric Double Oven & Extractor
- Neff Integrated Fridge Freezer
- Neff Integrated dishwasher

## Bathrooms

- Porcelanosa wall tiling
- Porcelanosa white sanitary-ware
- Chrome heated towel rail
- Chrome mixer taps
- Chrome thermostatic shower

## En-suites

- Porcelanosa wall tiling
- Porcelanosa white sanitary-ware
- Chrome heated towel rail
- Chrome mixer taps
- Chrome thermostatic shower

## Floor finishes

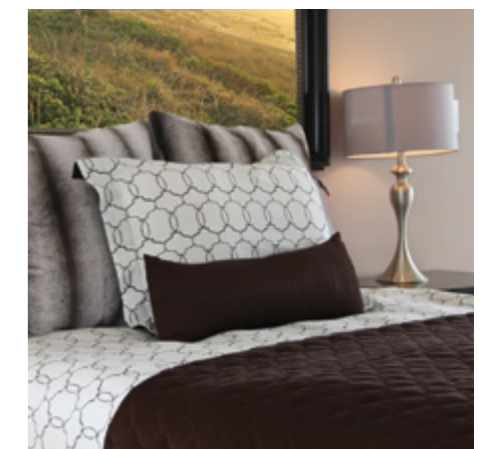
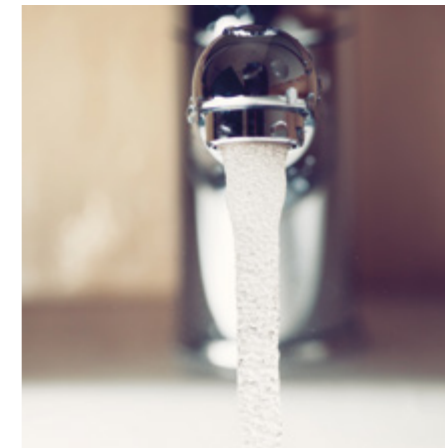
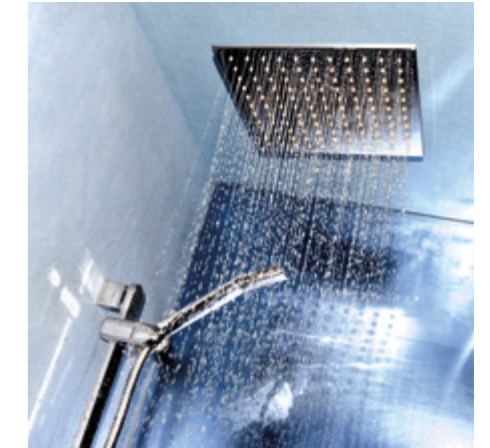
- Amtico® flooring to hallway, kitchen/family, bathroom, utility and en-suite
- Carpet to lounge, bedrooms, stairs & landing

## General

- White paint finish to walls
- White vertical panel doors
- Oak stained handrail to stairs
- Brushed chrome sockets & switches to ground floor
- Brushed Chrome LED downlights to kitchen, bathroom and en-suite

## External




- Front gardens landscaped / turfed
- Rear gardens turfed
- External tap to rear
- External socket for car charging



RUSHGREEN ROAD



## Site plan

-  House type A  
Four Bedroom Detached  
Plots 5, 6, 7 & 8
-  House type B  
Four Bedroom Detached  
Plots 1, 2, 9 & 10
-  House type C  
Two bed semi detached  
Plots 3 & 4

Specification of internal fixtures and fittings on plots 3 & 4 may differ to those stated above due to these properties being offered as affordable housing.



# House type A

Four Bedroom Detached

Plots 5, 6, 7 & 8

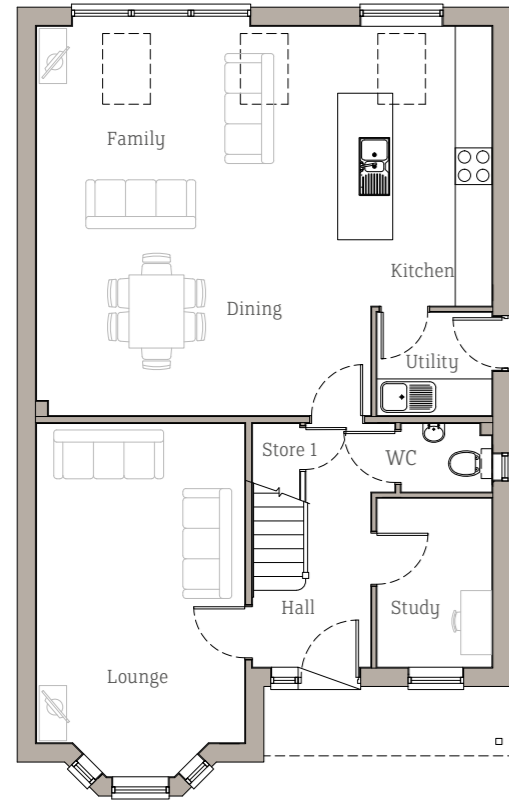


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## Plots 5, 7 & 8

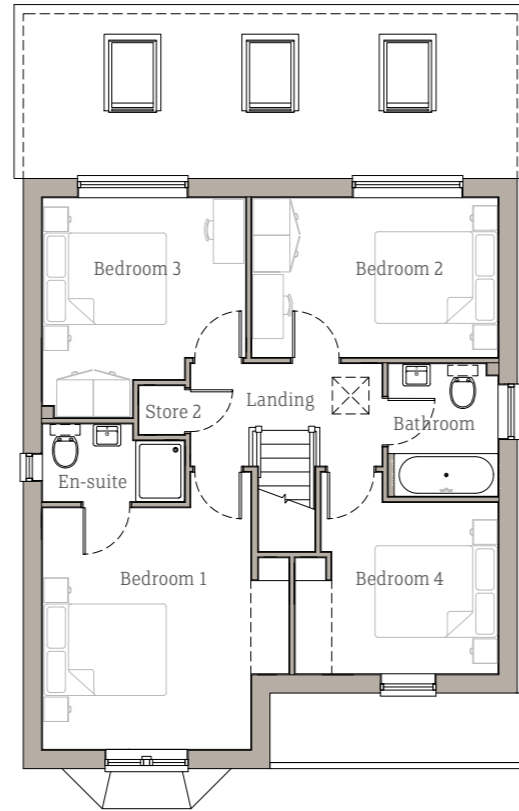
### Ground Floor



Room	Dimensions (m)
Lounge	5786* x 3400
Study	1880 x 2769
WC	1490 x 1120
Family Room / Kitchen / Dining	7460* x 6380*
Store 1	780 x 1250*
Utility	1883 x 1693

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### First Floor

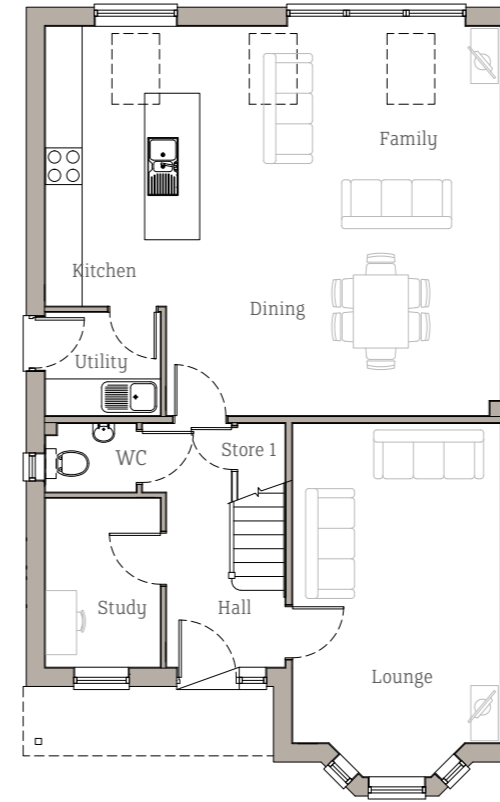


Room	Dimensions (m)
Bedroom 1	4540* x 4037*
En-suite	2327* x 1280
Bedroom 2	4030 x 2620
Bedroom 3	3330 x 3603*
Bedroom 4	3323* x 3302*
Bathroom	1800 x 2170
Store 2	750 x 800

\*Max. dimension

## Plot 6

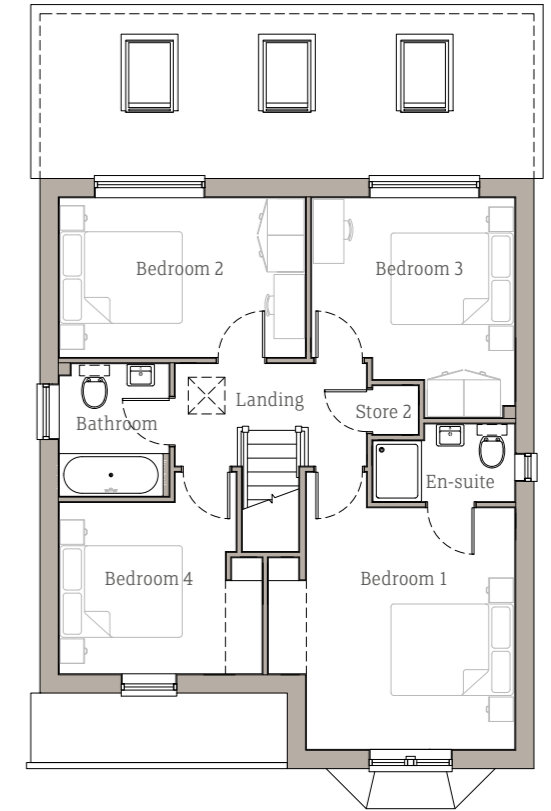
### Ground Floor



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### First Floor



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Bedroom 2	4030 x 2620
Bedroom 3	3330 x 3603*
Bedroom 4	3323* x 3302*
Bathroom	1800 x 2170
Store 2	750 x 800

\*Max. dimension



# House type B

Four Bedroom Detached

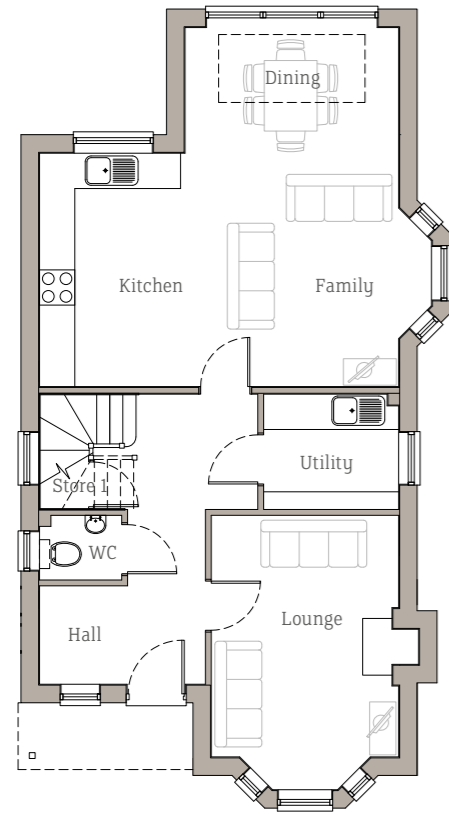
Plots 1, 2, 9 & 10



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## Plot 1

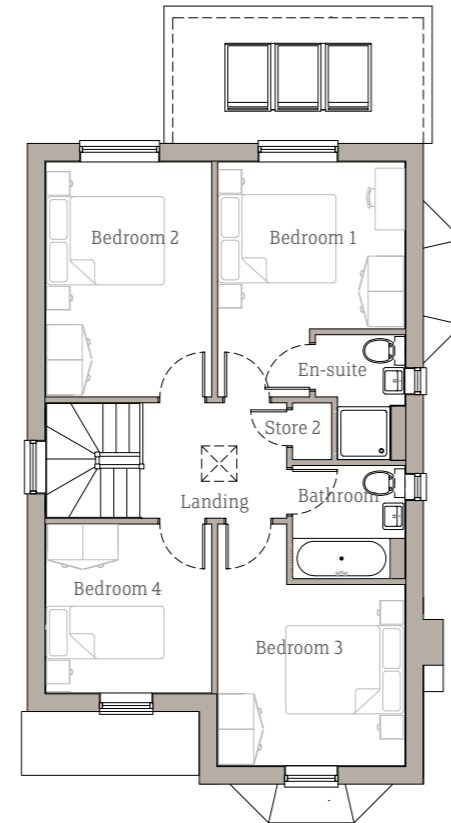
### Ground Floor



Room	Dimensions (m)
Lounge	3190 x 4110
WC	1400 x 1100
Family Room / Kitchen / Dining	6667* x 6110*
Store 1	830 x 830
Utility	2300 x 1960

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### First Floor

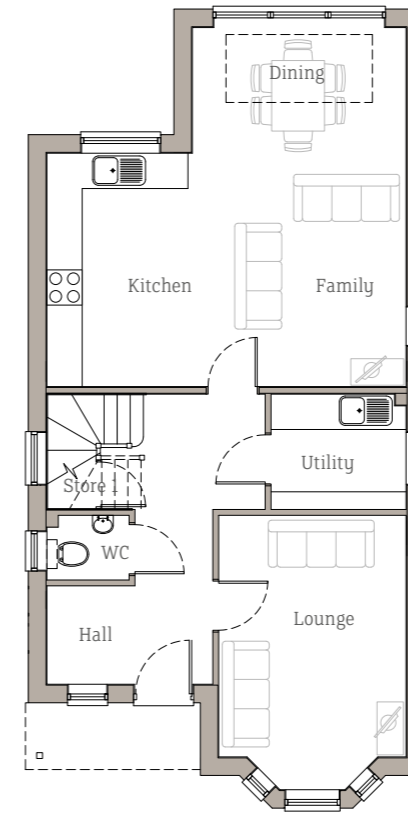


Room	Dimensions (m)
Bedroom 1	3190 x 4000*
En-suite 1	1520* x 2130
Bedroom 2	2820 x 4000
Bedroom 3	3190 x 4111*
Bedroom 4	2820 x 2870
Bathroom	1910 x 1920
Store 2	670 x 970

\*Max. dimension

## Plot 2

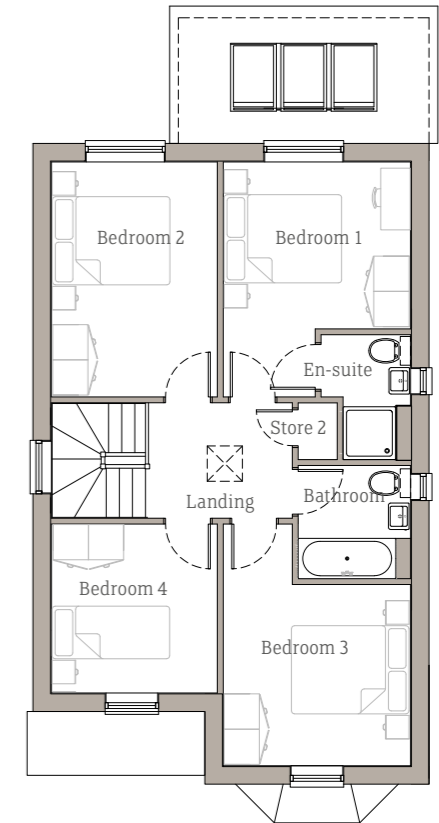
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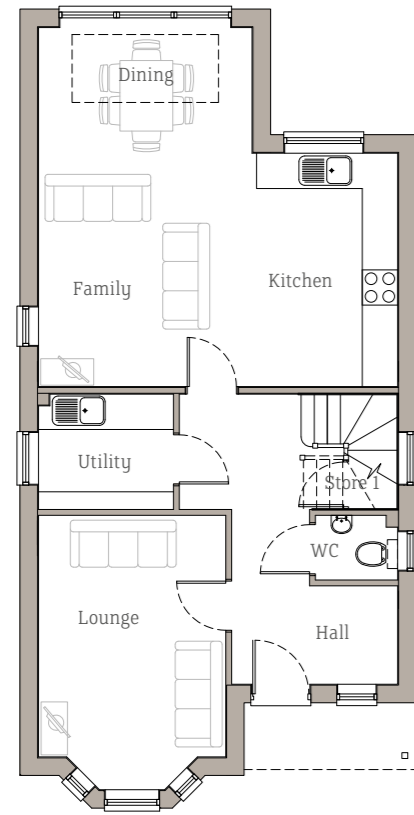


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\*Max. dimension

## Plot 9

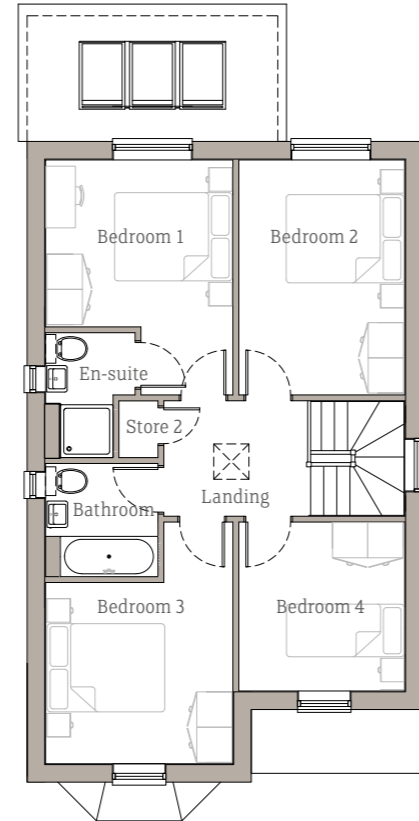
### Ground Floor



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### First Floor

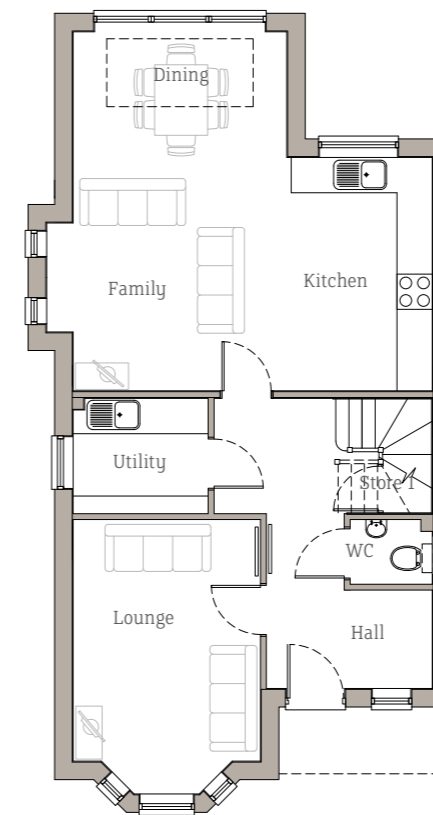


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Bathroom	1910 x 1920
Store 2	670 x 970

\*Max. dimension

## Plot 10

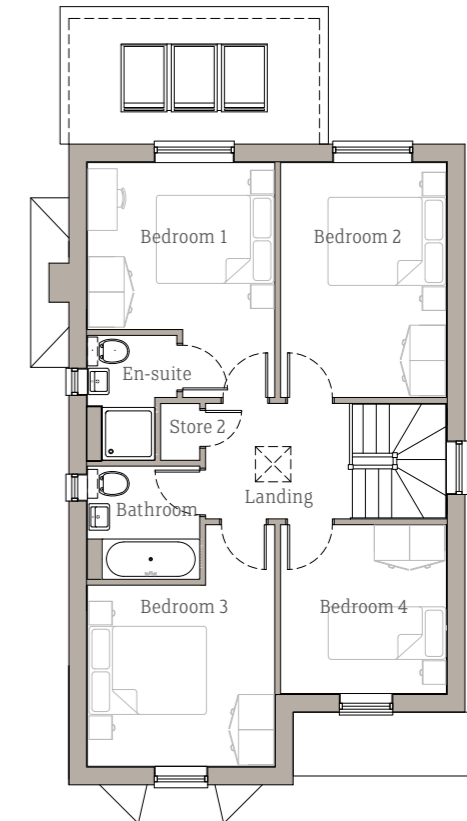
### Ground Floor



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Lounge	3190 x 4110
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Bedroom 2	2820 x 4000
Bedroom 3	3190 x 4111*
Bedroom 4	2820 x 2870
Bathroom	1910 x 1920
Store 2	670 x 970

\*Max. dimension



# House type C

Two bed semi detached

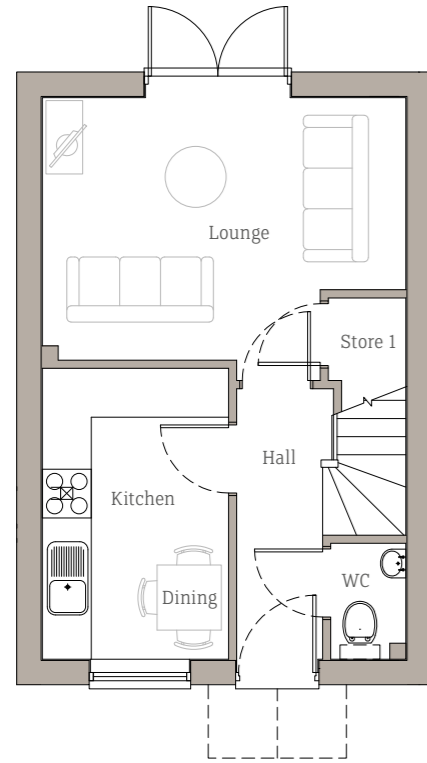
Plots 3 & 4



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## Plot 3

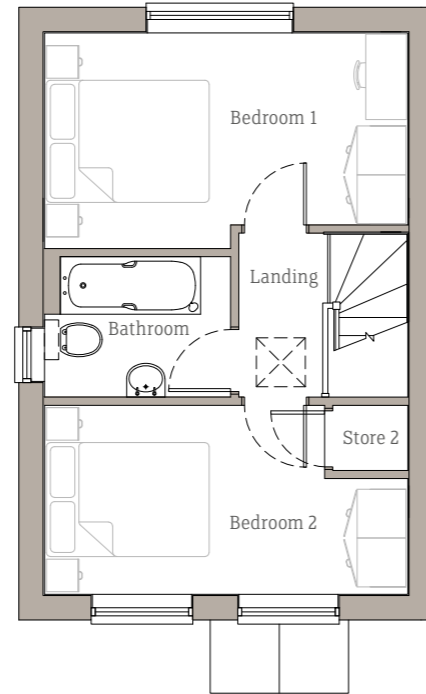
### Ground Floor



Room	Dimensions (m)
Lounge	4470* x 3230*
WC	930 x 1430
Kitchen / Dining	2290 x 3580
Store 1	950 x 1020

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### First Floor



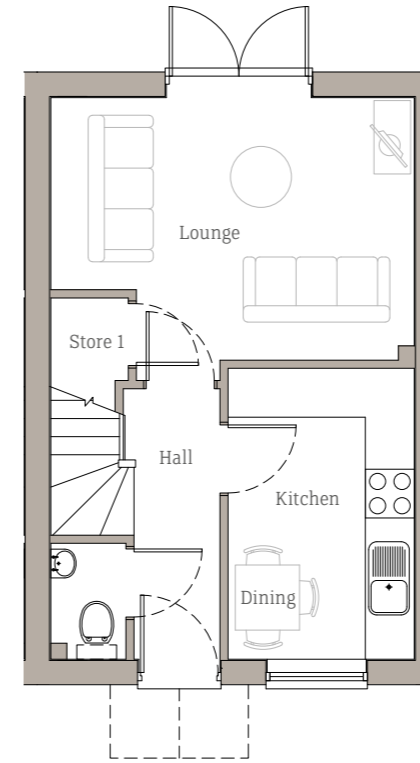
Room	Dimensions (m)
Bedroom 1	4470* x 2650*
Bedroom 2	4470* x 2320*
Bathroom	2290 x 1730
Store 2	930 x 800

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\*Max. dimension

## Plot 4

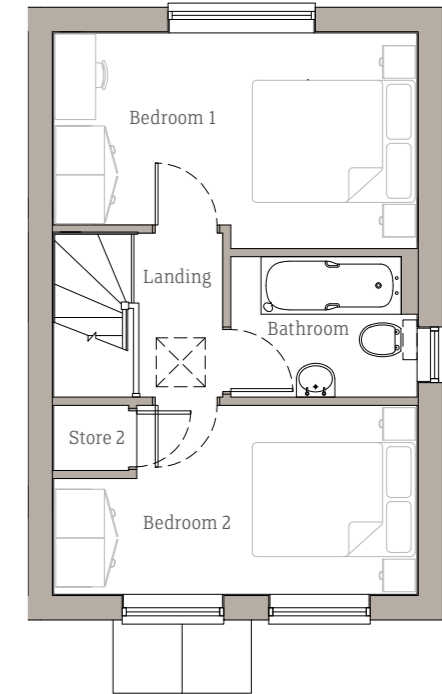
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For more information:

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Manchester  
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Farmers  
Court

Rushgreen Road  
Lymm  
Cheshire  
WA13 9RD

Lymm  
Golf Club

M6

Theilwall  
Viaduct

Lymm

A6144

A56

A56

#### Disclaimer

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The developer reserves the right to amend specification as necessary without prior notice to an equal or higher standard. All images and artist impressions are for information and illustration purposes and are indicative only.