









Ashmead, 6 Livery Lane

Little Bollington, Altrincham

A stunning 4-bed detached (3,132 sq ft) in gated setting with open-plan living, media room and south-west facing gardens. Semi-rural lifestyle close to Altrincham, Lymm & Knutsford.

Council Tax band: TBD

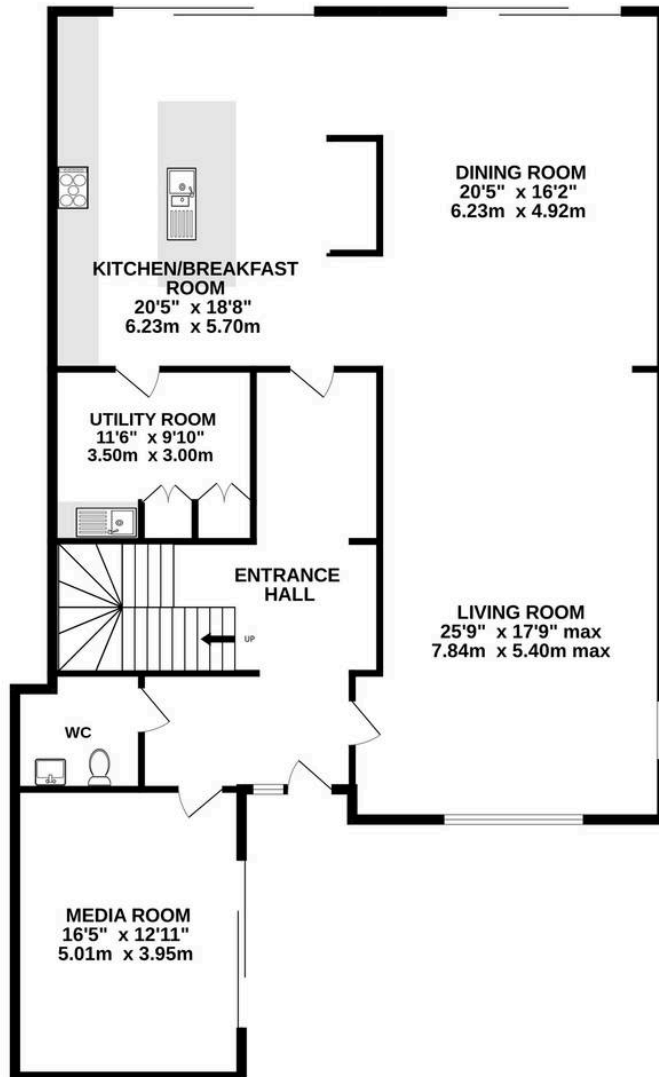
Tenure: Freehold

EPC Energy Efficiency Rating: B

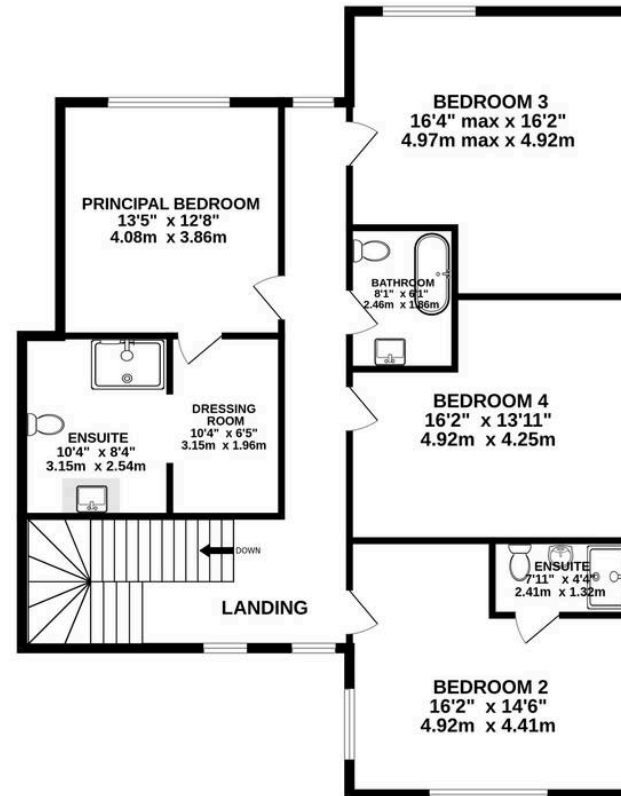
- Exceptional lifestyle location with scenic walks, Dunham Massey and a traditional country pub all within a short walk, whilst Bowdon, Hale, Altrincham and Lymm are all reachable in about 6 minutes
- Exclusive gated development of just three detached homes, set within a peaceful and semi-rural feeling yet well-connected village location
- Approx. 3,132 sq ft of high-quality accommodation offering excellent value within the sought-after WA14 postcode
- Impressive open-plan kitchen, dining and living space with full-height glazing and direct access to the garden
- Bespoke oak sepia handleless kitchen with Dekton Natura waterfall island, integrated Miele appliances and Quooker boiling water tap
- Separate media room providing versatile additional living space, ideal for a cinema room, snug or playroom
- South/south-west facing private gardens, enjoying day-long sunshine and a high degree of privacy
- Luxury bathrooms featuring Axor, Hansgrohe, Lusso Stone and Villeroy & Boch sanitaryware with Mandarin Stone and CTC tiled finishes
- Energy-efficient living with underfloor heating to the ground floor via Panasonic air source heat pump, Lutron smart lighting and EV charging point



GROUND FLOOR
1830 sq.ft. (170.0 sq.m.) approx.



1ST FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA : 3132 sq.ft. (291.0 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.

Made with Metropix ©2026





Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



**Stuart
Rushton**
& COMPANY

We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.