



Goostrey  
Mill Lane

  
IRLAMS  
*of Knutsford*

# Goostrey, CW4 8PN

## Mill Lane

### £760,000



### The Property

This immaculately presented, four-bedroom bespoke barn conversion has been well maintained and improved over the years by the current owners to provide light, spacious and flexible living accommodation blending character features with modern convenience.

Mention must be made of the large master bedroom suite with dual aspect, feature beam and full en-suite bathroom. The spacious family bathroom encompasses a corner bath, separate shower cubicle and feature circular window overlooking the fields beyond.

The refitted breakfast kitchen benefits from a Rangemaster cooker, centre island and Belfast sink. The large living space incorporates a dining room/snug, living room with Inglenook fireplace and log burner, bay windows and a generous conservatory with additional dining and seating areas. Located on one of the premier roads in this most sought-after village, adjoining open countryside to the rear, on the doorstep of many rural walks yet just a short stroll to all local amenities.

The village has an excellent primary school, a good range of local shops, including a post office, and many activities on offer. There are local schools in both the independent and state sectors close by and Goostrey train station is on the main Manchester/Crewe/London line.

The property is approached over a tarmac driveway leading to the front entrance and integral garage with electric car charging point. The rear, south-facing gardens are a lovely feature being very private and peaceful, enjoying far-reaching views over adjoining countryside.

### Directions

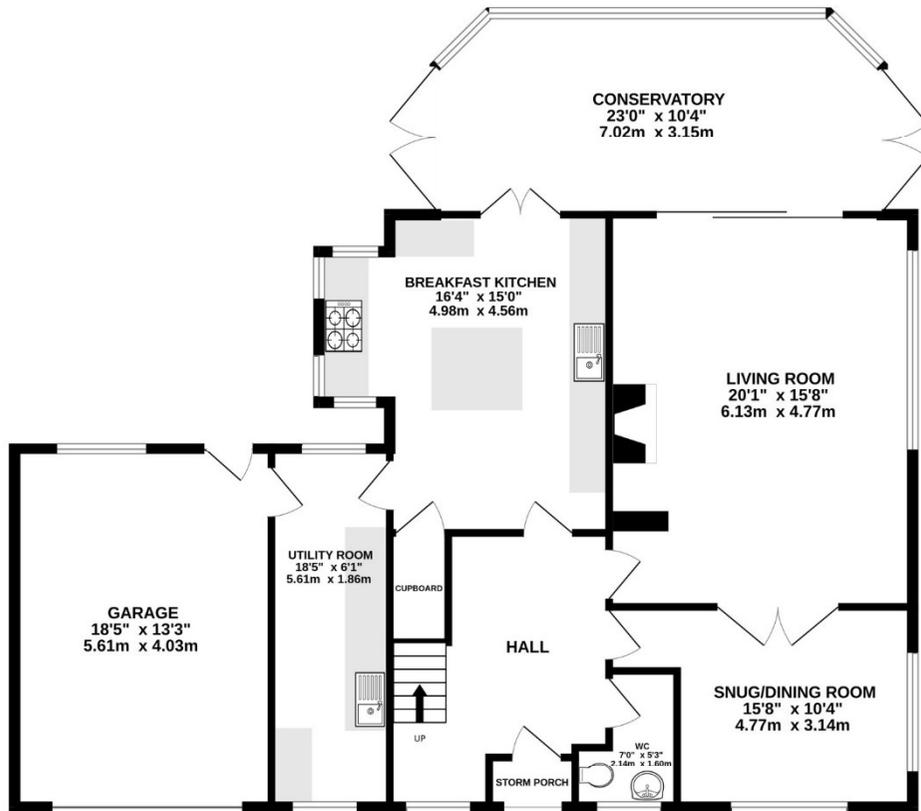
From Goostrey train station, head towards the village along Main Road for just under one mile. Mill Lane is the first road on the right after the shops. The lane bends round to the right and the property can be found directly after the field on the left-hand side.

- An immaculately presented bespoke barn conversion
- Nestled in a beautiful setting on one of the village's premier roads
- Generous & flexible living accommodation
- Far reaching views across adjoining countryside
- Four double bedrooms
- Two bathrooms
- Superb, private gardens
- Ample off-road parking
- Garage

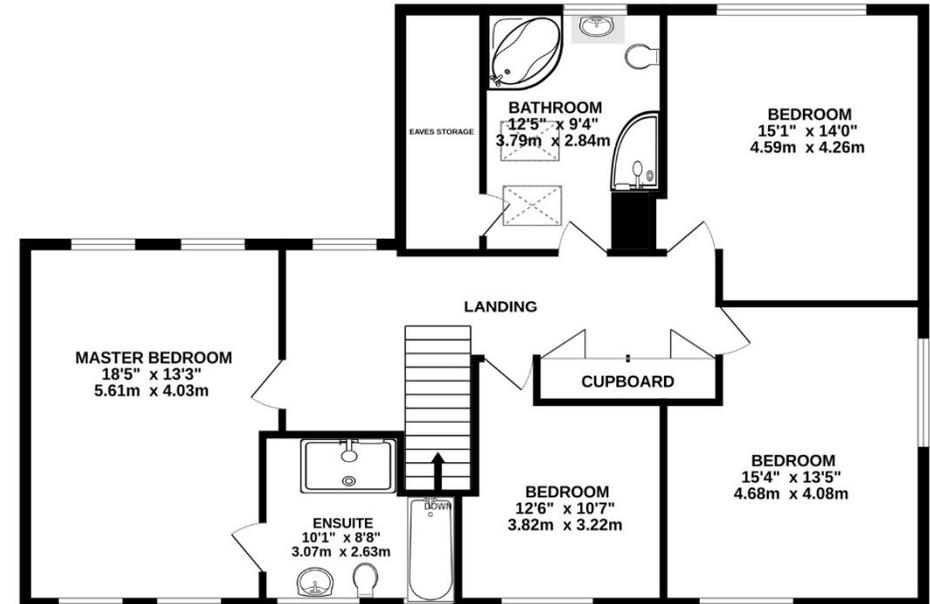
**Postcode** – CW4 8PN  
**EPC Rating** – C  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – G



**GROUND FLOOR**  
1421 sq.ft. (132.0 sq.m.) approx.



**1ST FLOOR**  
1169 sq.ft. (108.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2590 sq.ft. (240.6 sq.m.) approx.**

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