



HINCHLIFFE
HOLMES



GOSLAND HOUSE



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Room
Snug
Family Dining Kitchen
Utility Room
Pantry
Shower Room

FIRST FLOOR

Landing
Bedroom One
En-suite
Dressing Room
Bedroom Two
En-suite
Bedroom Three
Bedroom Four
Bedroom Five
Bathroom

ANNEXE IN FORMER SHIPPON

Entrance Hall
Lounge-Dining Room
Kitchen
Bedroom One
Bedroom Two
Utility Room
Garage

OUTSIDE

Field Store
Store
Barn
Workshop-Woodshed
Polytunnel
Parking
Gardens
Woods
Parkland
Fields

GOSLAND HOUSE

Bunbury | CW6 9QA

Situated in a sought-after quiet picturesque village location, with undisturbed views across the Cheshire plain, an immaculately presented, fully renovated, and extended detached family home with many character features throughout and outstanding accommodation in excess of 4,500 sq.ft. (including Detached Ancillary Accommodation and Garaging).

The property is positioned in approximately 11 acres of beautifully landscaped private south-west facing gardens, land, pond and woodland. The gated entrance opens onto the sweeping driveway providing extensive parking and leads to the Detached Ancillary Accommodation and Garaging.

Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, cafe, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and

Medical Centre. Of particular note is Bunbury Primary School which is Ofsted rated Good and enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village.

Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks including Crewe Station (which is 12 miles away), which give access to the north and south of the UK.































































































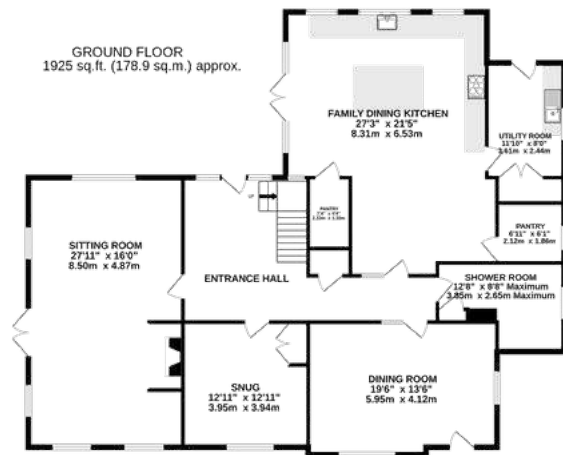




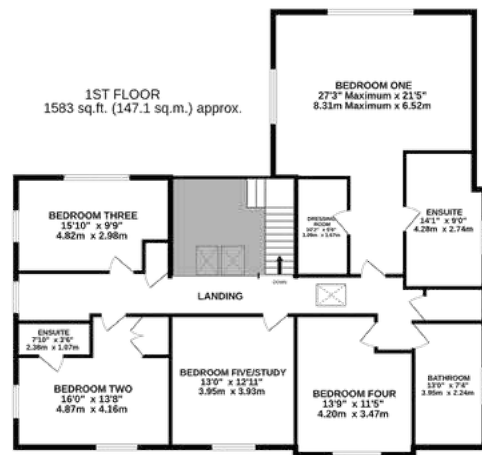
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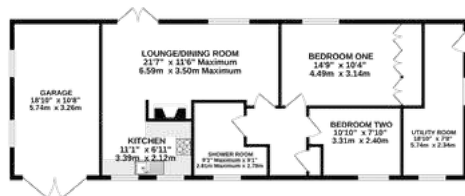




TOTAL FLOOR AREA: 3509 sq.ft. (326.0 sq.m.) approx.



ANNEXE, FORMER SHIPPON
1024 sq.ft. (95.1 sq.m.) approx.



OUTBUILDINGS
1167 sq.ft. (108.4 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, oil-fired central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band G.

POSSESSION

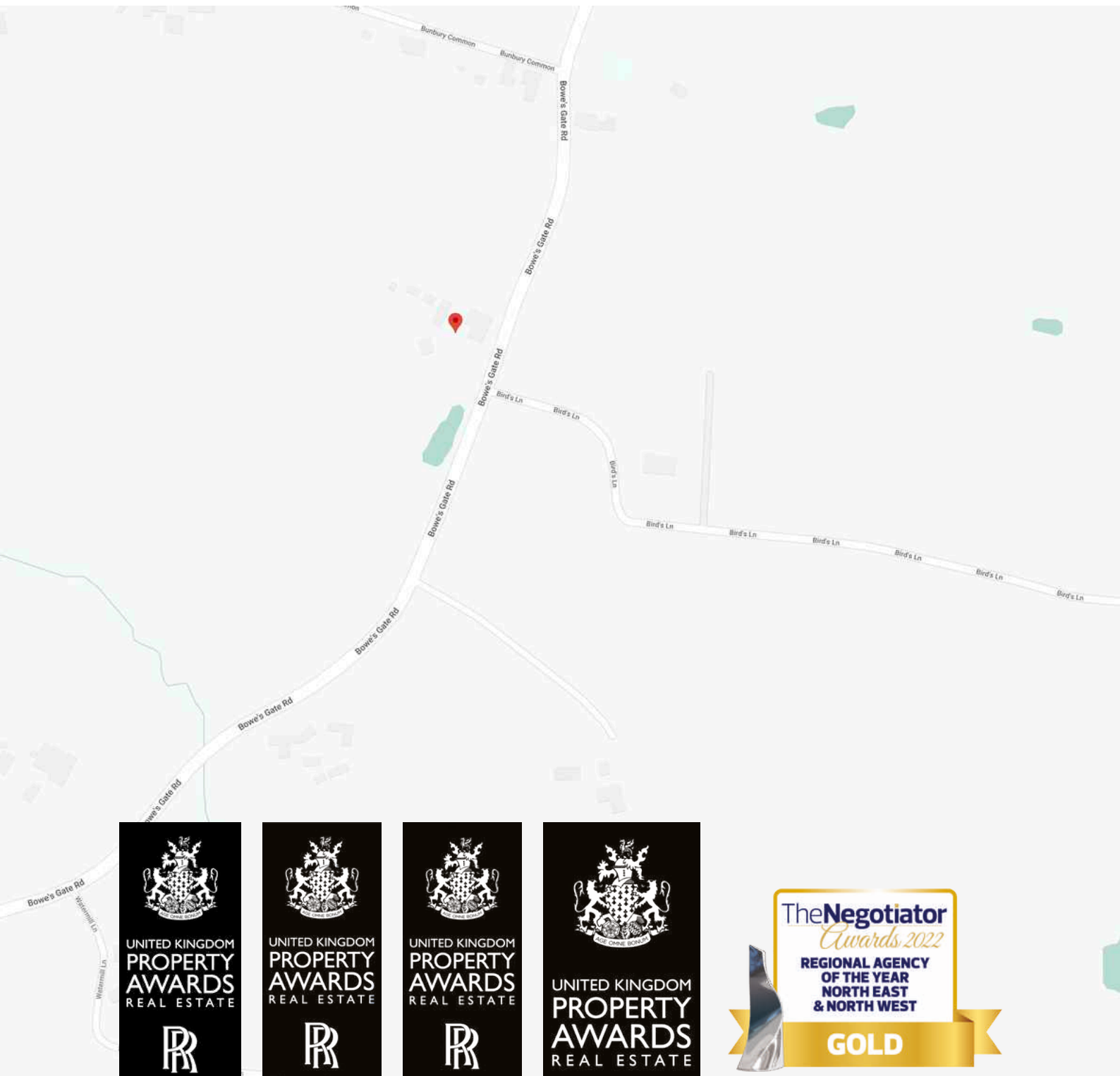
Vacant possession upon completion.


VIEWING


Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- Whilst every attempt has been made to ensure the accuracy of the floor plan 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.






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PROPERTY
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REAL ESTATE


ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
PEA WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hincliffe Holmes


2021-2022



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CHESHIRE
Hincliffe Holmes

2023-2024



LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only
Rent Collect
Managed
Complete Managed

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG
01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ
01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk