



Extended Period Railway Cottage

Two Substantial Reception Rooms

Master Bed with Stylish En-Suite

Four Generous Bedrooms

Open Plan Kitchen to Conservatory

Good Size Gardens



Introduction

One of the original railway cottages set in the idyllic Cheshire village of Goostrey. This double fronted deceptively spacious end of terrace property has been thoughtfully extended to deliver a substantial family home, with four good size bedrooms, two spacious reception rooms, delightful conservatory/garden room and two bath/shower rooms (one en-suite). Offering tastefully presented accommodation throughout. The ground floor enjoys a sizeable sitting room, with French doors overlooking the garden and corner eye-catching log burner to give the room a focal point. The second versatile reception room would be a perfect family/playroom or cosier lounge. The well planned kitchen delivers an extensive range of modern units, where steps down lead to the open plan impressive sized conservatory, currently used as a dining room. To the first floor, there are four generous bedrooms, the master boasting a stylish three piece en-suite shower room, whilst the three bedrooms are serviced by the spacious family bathroom. The good size gardens are situated to the front and side aspects, with a gated courtyard area giving access to the conservatory. The gardens are mainly laid to lawn with a two most useful detached garden store/sheds and double gates opening to access parking. NB: The property offers further parking with two permits.

Viewing is highly recommended to appreciate this bright, spacious property.

EPC Rating D

Council Tax Band - E - Cheshire East

Tenure – Freehold

ACCOMMODATION

Hallway

Attractive composite front door opens to the hallway, which in turn gives access to both reception rooms. Completed with stairs ascending to the first floor.

Sitting Room 24' 9" x 12' 7" (7.54m x 3.83m)

A most impressive sized sitting room, enjoying a triple aspect with sash style windows to both front and rear aspects and double French style doors opening to the garden, all of which allow natural light to fill the space. The eye-catching circular feature log burner sits to one corner giving the room a focal point. Completed with attractive flooring and door leading to kitchen.

Reception Two 14' 5" x 10' 8" Minimum (4.39m x 3.25m)

Located to the front aspect is what would of been the original sitting room, therefore a generous second reception room. Ideal for numerous of uses. Completed with sash style window to the front aspect, central chimney breast and built in cupboard to one recess

Kitchen 9' 0" x 15' 1" (2.74m x 4.59m)

The well-planned kitchen delivers an array of matching modern units to provide plentiful storage, contrasting work surface flows round for ample preparation space and home to the inset circular sink with swan neck style chrome mixer tapware and matching circular drainer sitting below a window to the rear aspect. Integrated appliances include Mid-level double oven with grill, four ring electric hob with chrome splash back leading to chimney style extractor fan, integrated larder style fridge freezer and built in dishwasher. Completed with complimentary splash back tiling and attractive flooring. Steps lead down to the conservatory, along with access being gained to both receptions rooms and useful under-stairs cupboard.

Conservatory 13' 6" x 11' 8" (4.11m x 3.55m)

A lovely conservatory set to the rear aspect, a great size for entertaining. Currently used as the dining room, with a full height privacy wall and two further low-level walls with windows to two aspects, along with double doors opening to the courtyard area. Heated for all year round use.

First Floor

The split level landing gives access to most rooms. Completed with loft hatch. NB: Two substantial lofts both boarded with power.

Master Bedroom 12' 0" x 12' 8" (3.65m x 3.86m)

A generous sized room located to the front aspect, with high ceiling, sash style window and door to en-suite.

Master En-Suite

A fabulous en-suite shower room with a stylish three piece suite to comprise: Double width shower unit with smart panelled inset feature detail, two mains mixer shower heads one being a fixed rain shower style the second a traditional riser shower along with several inset jet shower heads. The eye-catching double width vanity unit is home to twin drawer units and the stylish circular hand wash basin with chrome mixer tapware. Completed with low level WC, attractive panelled walls, wall mounted smart mirror and contrasting tiled flooring with under floor heating.

Bedroom Two 11' 2" Max to back of wardrobe x 12' 2" (3.40m x 3.71m)

The second double bedroom is located to the front aspect with sash style window, a range of built in floor to ceiling wardrobes and a door to a further walk in wardrobe.

Bedroom Three 7' 3" x 12' 8" (2.21m x 3.86m)

Located to the rear aspect is the third double bedroom with an exceptional view over Cheshire farmland and Jodrell Bank in the distance.

Bedroom Four 12' 5" x 8' 5" (3.78m x 2.56m)

A generous fourth bedroom located to the rear aspect.



Family Bathroom

The main generous bathroom comprises: P-Shaped panelled jet style bath with chrome central tapware and wall mounted mains mixer shower over with curved shower screen, low level WC and pedestal hand wash basin with chrome mixer tapware. Completed with complimentary tiled walls, attractive flooring and sizeable airing cupboard.

Externally

The property sits in a sunny generous plot with thoughtfully planned flower beds home to an array of herbaceous shrubs. The garden is mainly laid to lawn with a generous paved patio area perfect for summer dining. Double gates open to the station car park to give vehicle access and parking whilst a gravelled pathway leads to the main front entrance. Completed with two sizeable garden store/shed and gated access to the courtyard area.



Location

Goostrey village is set between Holmes Chapel and Knutsford town. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel yet within easy access to the surrounding area and beyond. Strong community lies at the heart of this village and strong links support numerous local clubs and societies along with the annual Goostrey Rose Festival and Goosfest Arts Festivals. The village caters well for every day amenities with a post office, newsagent, mini market, bakery, chemist and coffee shop. Just a short stroll up the lane from the property are two super village pubs offering great food, one recently acquired by the renowned Cheshire Pub Company. Goostrey primary school produces excellent results year on year and plays a large part in the local community and there is a wide choice of quality secondary education to choose from.

Tenure

We have been informed the property is Freehold Correct at the time of listing.
We recommend you check these details with your Solicitor/Conveyancer



Directions

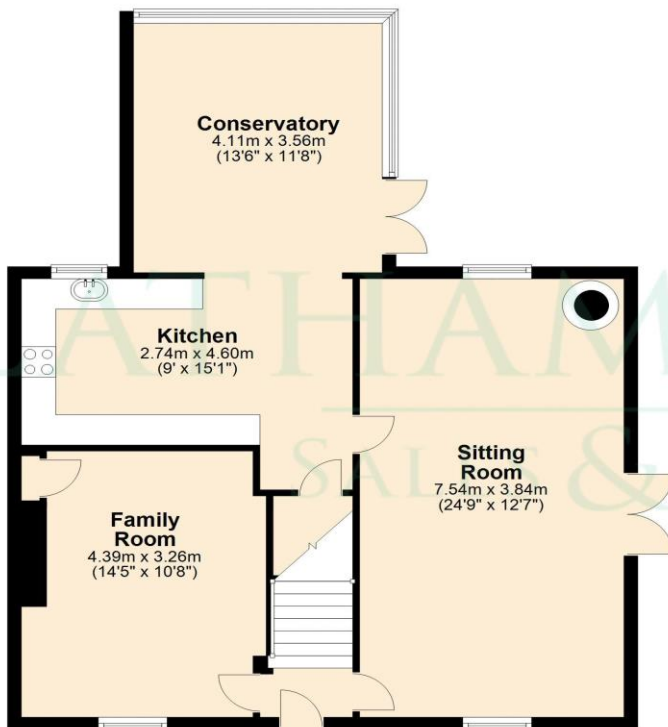
From our office 16 The Square, Holmes Chapel, CW4 7AB, travel to the mini roundabouts and proceed straight ahead along the A50 Knutsford Road. Continue through Cranage village, then take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey village, past the main shops in the direction of the train station, where the property can be found on the left-hand side.

Post Code: CW4 8PJ

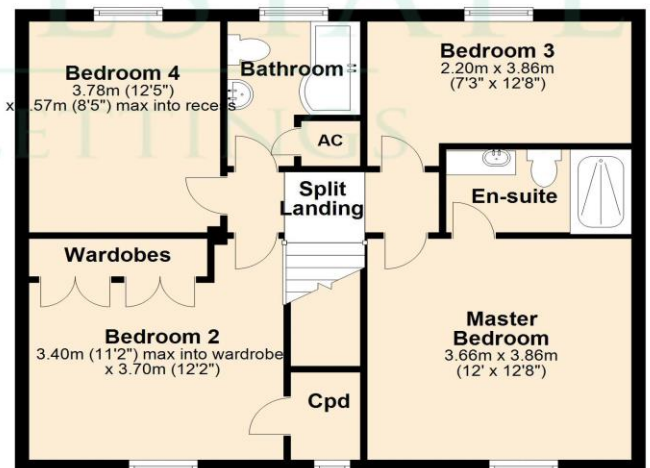
Viewing strictly by appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings
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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.