



Superb Detached Barn conversion

Three Generous Reception Rooms

Three Bath/Shower Rooms (two en-suites)

Fabulous Open Plan Breakfast Kitchen

Four Spacious Double Bedrooms

Enviably Plot in a Village Location





## Introduction

Hidden from view via a substantial, gated entrance driveway, is this superb deceptively spacious detached Barn offering over 2500sq ft of ready to move into exceptional accommodation. Enjoying four double bedrooms, two with en-suite shower rooms, three generous reception rooms and a fabulous, impressive sized beautiful breakfast kitchen. Situated in a most enviable plot with private rear garden and significant private parking. Worthy of note is the character and charm of the barn with exposed A-frame beams to the first floor, eye-catching York stone to the breakfast kitchen and the attractive exposed brick feature fire to the lounge. Located in the heart of the much sought after Cheshire village of Goostrey. The tour starts with the impressive well planned, breakfast kitchen delivering an extensive range of chic grey Shaker style units, which flow round to provide a less formal dining breakfast bar area. The spacious utility is set off the kitchen. The main sitting room enjoys a dual aspect where the charm is evident with an exposed brick feature fire, home to the multi fuel cast iron burner, a lovely room to retire to in the evening. The impressive sized dining hallway sits central to the ground floor, where further access can be gained to the rear garden. The third versatile reception is currently used as a study. The ground floor is completed with a smart cloakroom/WC. To the first floor a double height part galleried landing with exposed A-frame beam detail gives access to the four generous double bedrooms, two boasting En-suite Shower rooms. The first floor being completed with a family Bathroom. Externally: The gated entrance opens to reveal the long private driveway with established garden to one side and leads to the generous parking area. The impressive sized private south westerly facing rear garden is perfect for the growing family or keen gardener alike. Being mainly laid to lawn with a decked patio area.

EPC Rating – D

Council Tax Band - F - Cheshire East

Tenure – Freehold

## ACCOMMODATION

### Open Plan Breakfast Kitchen

11' 0" Extending to 18' 7" x 18' 2" (3.35m x 5.53m)

Most impressive well planned breakfast kitchen, delivering an extensive range of grey Shaker style units to deliver storage in abundance, contrasting sparkle granite work surface flows round to give plentiful preparation space and incorporate the generous breakfast bar area, ideal for less formal dining and home to the inset "Belfast" style ceramic sink with swan neck chrome mixer tapware. The Rangemaster cooker sits central with five ring gas burner hob and two electric ovens, appliances continue with an integrated dishwasher and Zanussi mid-level oven. Completed with eye-catching York stone flooring to add to the character, beam detail to the high ceiling, smart metro style splashback tiling, inset ceiling spot lighting and access to the separate utility.

### Utility Room 9' 1" x 5' 9" (2.77m x 1.75m)

Ample space is available for free standing appliances in the good size utility, home to the wall mounted gas central heating boiler.

### Sitting Room 17' 2" x 17' 3" (5.23m x 5.25m)

A lovely room, albeit an impressive size, the character makes it the ideal room to retire to in the evening. The exposed brick feature fire with multi fuel cast iron burner adds to the charm. The sitting room enjoys a dual aspect with a door giving access to the rear pathway. Completed with several wall light points and feature ceiling beams.

### Dining Hallway 14' 0" Minimum x 17' 2" (4.26m x 5.23m)

Located to the centre of the ground floor is the fabulous sized dining area, with smart flooring flowing through, access is given to the rear porch and garden, along with study and cloakroom. Completed with turn flight stairs ascending to the first floor and useful understairs storage.

### Study/Home Office 11' 6" x 9' 11" (3.50m x 3.02m)

A most versatile third reception room, currently a home office, but ideal playroom or media room. With part vaulted ceiling and window overlooking the rear garden.

### Cloakroom/WC 5' 5" x 5' 4" (1.65m x 1.62m)

Delivering a white two-piece matching suite. The chic grey vanity style unit occupies one wall, being home to the hidden cistern WC and hand wash basin with chrome mixer tapware. Completed with part metro style tiled splashback, part panelled grey wall and continuation of the attractive flooring.

### First Floor Landing

Turn flight stairs ascend to the landing, where feature A-framed beam catches your eye, the L-shaped landing gives access to all bedroom and family bathroom.

### Master Bedroom

17' 4" x 8' 6" extending to 11' 4" (5.28m x 2.59m)

A most impressive master bedroom, enjoying a dual aspect, the vaulted ceiling adds to the space, whilst the exposed A-frame beam adds charm. Ample space for freestanding furniture and access to the en-suite.

### Master En-Suite

Delivering a matching three piece suite to comprise: Corner quadrant style shower unit with mains mixer shower, low level WC and pedestal hand wash basin. Completed with vaulted ceiling, inset shelving and heated chrome towel rail.

### Guest/Bedroom Two 12' 7" x 13' 1" (3.83m x 3.98m)

A further most generous double bedroom perfect guest or master bedroom. The vaulted ceiling with A-frame beam add to the space. Completed with a generous recess area, ideal for wardrobes, built in double wardrobe and access to the en-suite shower room.

### En-Suite Shower Room 7' 9" x 5' 1" (2.36m x 1.55m)

A stunning en-suite delivering a contemporary three piece suite to comprise: Triple width walk in shower with fixed shower screen and dual head main mixer showers, one fixed drencher style the second a traditional riser shower. Hidden cistern low level WC and smart vanity unit home to the hand wash basin with chrome mixer tapware. The stunning en-suite is with eye-catching tiled walls, and flooring, heated chrome towel rail and vaulted ceiling.

### Bedroom Three 15' 8" x 8' 6" (4.77m x 2.59m)

Located to the front of the barn is the third double bedroom with Window to front aspect and ceiling skylight. The vaulted ceiling is home to the part exposed A-frame beam.

### Bedroom Four 15' 8" x 8' 4" (4.77m x 2.54m)

The fourth double bedroom enjoys a dual aspect, vaulted ceiling and part exposed A-frame beam.



### Family Bathroom 5' 6" x 8' 4" (1.68m x 2.54m)

Delivering a matching three-piece suite to comprise: Panelled bath with chrome tapware, low level WC and pedestal hand wash basin. Completed with complimentary part tiled walls, tiled flooring and vaulted ceiling with beam detail.

### Externally

The barn is hidden from the road and approached via a gated long private driveway, with established gardens to one side of the drive, which in turn leads to the extensive private parking area. The cobbled area leads to the barn entrance and provides further parking and vehicle turning area. The enviable plot to the rear is mainly laid to lawn and enjoys a south westerly facing aspect, perfect for the growing family and keen gardener alike. The decked patio area completes the rear garden. A gated pathway gives external access to the front of the barn.



### 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. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey primary school produces excellent results year on year. Higher education is available at the outstanding Holmes Chapel comprehensive school. The railway station lies on the outskirts of the village and with a regular time table to Manchester Piccadilly and main line Crewe. For the commuter access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6 motorway. Manchester International Airport is also within easy reach.

### 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

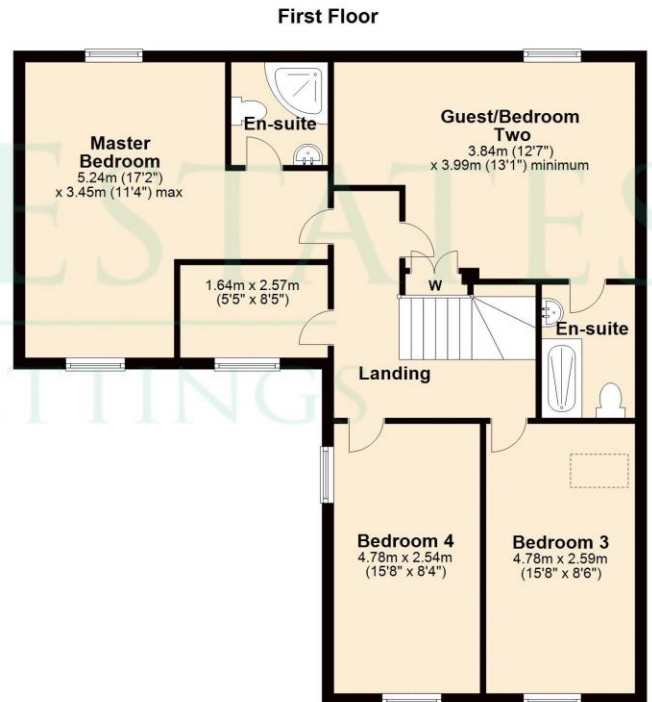
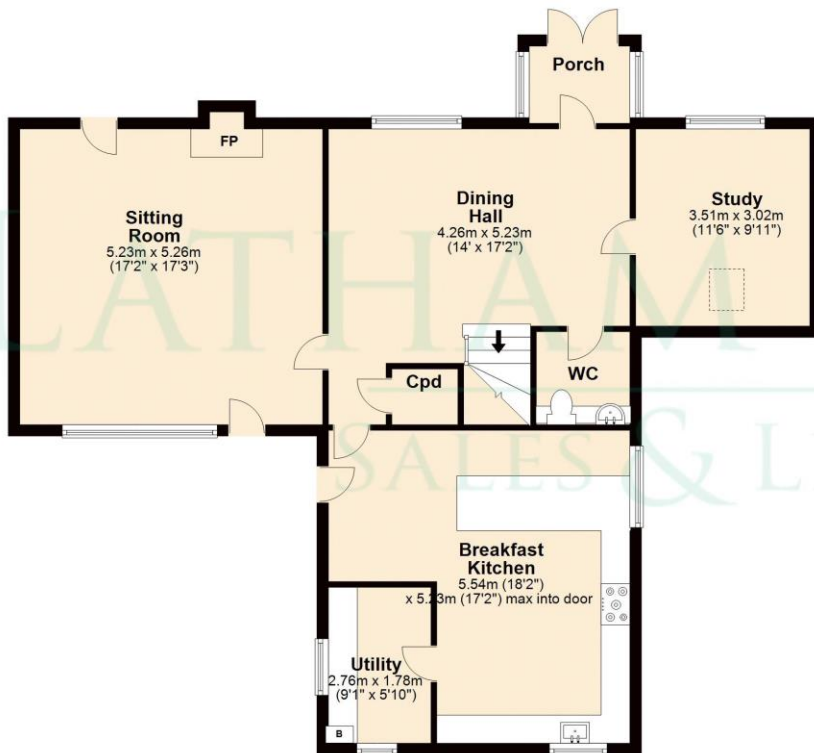
From our office 16 The Square, Holmes Chapel, CW4 7AB, travel to the mini roundabouts and proceed straight ahead along the A50 Knutsford Road. Continue through Cranage village, then take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey village, past the main shops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

Post Code: CW4 8PD

Viewing strictly by appointment



Ground 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.