



Wealth Of Character and Charm

Smart Breakfast Kitchen

Ample Private Parking & Double Garage

Three Substantial Reception Rooms

Three Generous Bedrooms

Detached One Bedroom Well-Planned Annexe



Introduction

A fantastic opportunity to acquire a most unique property situated in the heart of the much sought after pretty Cheshire village of Goostrey. The Old Bakery is a period cottage steeped with character, charm and history having once been the village Baker's shop with the annexe on offer being the original bake house. Offering around 1,800sq ft of accommodation. The substantial accommodation starts with the most welcoming hallway with stairs ascending to the first floor and double doors opening to the substantial lounge. Having once been the baker's shop, the lounge exudes charm with exposed beams and an attractive brick surround feature fireplace with a wood mantle, creating a wonderful focal point for the room. A single patio door leads out to the driveway and annexe. Through to the inner hallway, which gives access to further ground floor rooms and the downstairs W/C. The sitting room is ideal to retire to of an evening, with a feature cast iron log burner, with access through to the formal dining room. The breakfast kitchen is a wonderful room, with the addition of a large pantry and offers a range of wooden units to deliver storage in abundance, along with integrated appliances such as a Rangemaster. The ground floor is completed with a rear porch giving access to the rear garden and utility room. The first-floor landing, where the character and charm continues, split to two levels, gives access to the three substantial double bedrooms, the master bedroom boasting stylish en-suite shower room. The two further bedrooms are serviced by an impressive four-piece suite bathroom. Externally the property offers ample off road-parking with a large, gravelled driveway leading to the double garage. A gravelled pathway through thoughtfully planted herbaceous shrubs and flowers give access to the pretty front entrance with a lawned area to one side. The rear garden offers low maintenance, being mostly artificial lawn with a wonderful selection of herbaceous shrubs and plants surrounding. The property on offer has a separate annexe adjoined to the double garage, which provides excellent further living space if required. The annexe comes complete with an entrance hallway giving access to both the kitchen and lounge. Stairs ascend to the first floor where a sizeable double bedroom and shower room can be found, and plentiful cupboard space within the landing.

EPC Rating D

Council Tax Band F

Tenure - Freehold

ACCOMMODATION

Main Accommodation

Entrance Hallway

A welcoming hallway giving access to the substantial lounge through double doors. Completed with stairs ascending to the first floor with a useful under stairs double cupboard.

Lounge 20' 7" x 13' 8" (6.27m x 4.16m)

The substantial lounge is brimming with character and charm alluding to the history, with exposed beams and an eye-catching brick surround feature fireplace with a wood mantle, creating a wonderful focal point for the room. A Georgian single patio door gives access out through to the side aspect.

Inner Hallway

The inner hallway gives access to further ground floor rooms and downstairs W/C, complete with quarry tiling flooring, in keeping with the property, and flows through to the kitchen area.

Sitting Room 14' 7" x 11' 7" (4.44m x 3.53m)

Located to the front aspect and boasting a second exposed brick feature fireplace with a cast iron log burner, this room offers the perfect room to retire to in the evening, or for those cosy nights. Access is given through to the dining area, ideal for entertaining.

Dining Room 14' 7" x 9' 10" (4.44m x 2.99m)

Located to the front aspect, the spacious dining room provides ample space for formal dining furniture. The room can be accessed from the kitchen and is completed with stylish solid wood flooring.

Kitchen 10' 0" x 15' 1" (3.05m x 4.59m)

A charming cottage kitchen, blending character with today's modern living with a range of wooden wall, drawer and base units to provide ample storage space, with a contrasting high quality granite worksurface flowing round to offer plentiful preparation space. Integrated appliances include: a dual fuel five ring gas hob Rangemaster with two ovens with an integrated extractor fan over and an integrated Neff low level microwave. A ceramic Belfast style sink with swan mixer tapware sits below a window overlooking the private rear garden whilst double Velux skylights allow natural light to flow through this wonderful space. Access to a spacious pantry, quarry tiled flooring and vertical radiators completes the kitchen.





Utility Room

Located to the rear aspect and accessed through the rear porch, the utility room provides further wall and base units with a butcher block style worksurface flowing round with a single sink unit and tiled splashback. The room is home to the gas central heating boiler and ample space is provided for white goods.

Downstairs W/C

Fitted with a stylish matching two-piece suite comprising: Hidden cistern low level WC and smart vanity unit housing the wash hand basin with chrome mixer tapware, along with storage below. Completed with fully tiled walls and continuation of the tiled flooring.

First Floor

First Floor Landing

Split across two levels, the first-floor landing provides access to all principal rooms and the impressive family bathroom. The charm continues to the first floor with further exposed beams and pine doors throughout.

Master Bedroom 14' 7" x 13' 8" (4.44m x 4.16m)

The delightful master bedroom is located to the rear aspect, with a side aspect window, and provides ample space for bedroom furniture along with access through to the good size en-suite shower room.

En-Suite Shower Room

A stylish sizeable matching white three-piece suite comprising: Larger than average tiled shower unit with mains mixer shower and a glass shower screen, low level WC and vanity unit housing hand wash basin with chrome mixer tapware and shelving below. A vanity cupboard unit with lighting sits to one wall and allows ample storage and a fitted mirror, whilst the shower room is complete with fully tiled walls.

Bedroom Two 15' 2" x 10' 8" (4.62m x 3.25m)

The second double bedroom, a spacious room, is located to one side of the property complete with a useful storage cupboard.

Bedroom Three 13' 2" x 10' 1" (4.01m x 3.07m)

Located to the front aspect, the third generous double bedroom provides ample room for bedroom furniture.

Family Bathroom

The most impressive sizeable family bathroom with a matching white four piece suite comprising of; panelled bath with central chrome mixer tapware, a large step in electric shower, a low level WC and a hand wash pedestal basin. Two Velux skylights allow natural light to flow in, with a further airing cupboard housing the hot water tank and completed with a chrome heated towel rail, part tiled walls and smart contrasting flooring.

Externally

The front aspect provides a walled boundary to the front with a pathway leading to the main entrance. Mostly laid to lawn with a selection of shrubs providing wonderful greenery. The large, gravelled driveway provides ample room for parking for several vehicles which in turn gives access to the double garage which is adjoined by a fully functional one-bedroom annexe. The rear garden, being incredibly private, provides low maintenance gardening with slightly raised artificial lawn being the main focal point, with a range of thoughtfully planted herbaceous shrubs and herbs surrounding. A paved patio area provides an ideal spot to enjoy this garden, or summer dining.

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

Annexe

A fantastic annexe providing a one bedroom cottage property offering approximately 600 sq ft of extra living space, accessed through separate front entrance.

Entrance Hallway

A welcoming start to the annexe, giving access to the kitchen and lounge. Completed with turn flight balustrade stairs ascending to the first floor and useful storage cupboards, ideal for household items.

Kitchen 10' 7" x 5' 11" (3.22m x 1.80m)

Offering a smart matching range of wall, drawer and base level units to deliver plentiful storage space. Contrasting butcher block style work-surface flows round to provide ample preparation space providing a single electric oven and grill with a four-ring electric hob and home to the inset single drainer sink, completed with complementary splashback tiling. Space is available for a freestanding appliance such as a fridge/freezer. Completed with window to side elevation, and wood effect flooring.

Lounge / Dining Area 21' 11" x 9' 9" (6.68m x 2.97m)

Accessed via double doors is the substantial lounge occupying the length of the annexe, delivering an excellent space for freestanding furniture, being open plan to a spacious dining area. A single patio door gives access to the side aspect.

First Floor

First Floor Landing

Open balustrade flows round to give access to the bedroom and the shower room. A large cupboard area sits between the two rooms with bi-fold doors opening to plentiful hanging and storage space.

Bedroom 11' 1" x 10' 3" (3.38m x 3.12m)

A generous double bedroom with ample space for freestanding bedroom furniture. The bedroom is completed with a window to front elevation, allowing natural light to flow through.

Shower Room

Delivering a smart matching white three-piece suite to comprise: A double width step in shower, mid-level WC and a hand wash pedestal basin. This smart shower room is completed with complementary part tiled walls, an extractor and wood effect flooring.

Double Garage 24' 3" x 17' 8" (7.39m x 5.38m)

The substantial double garage sitting to the end of the driveway and adjacent to the Annexe, with double doors to the front providing access.



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.



Directions

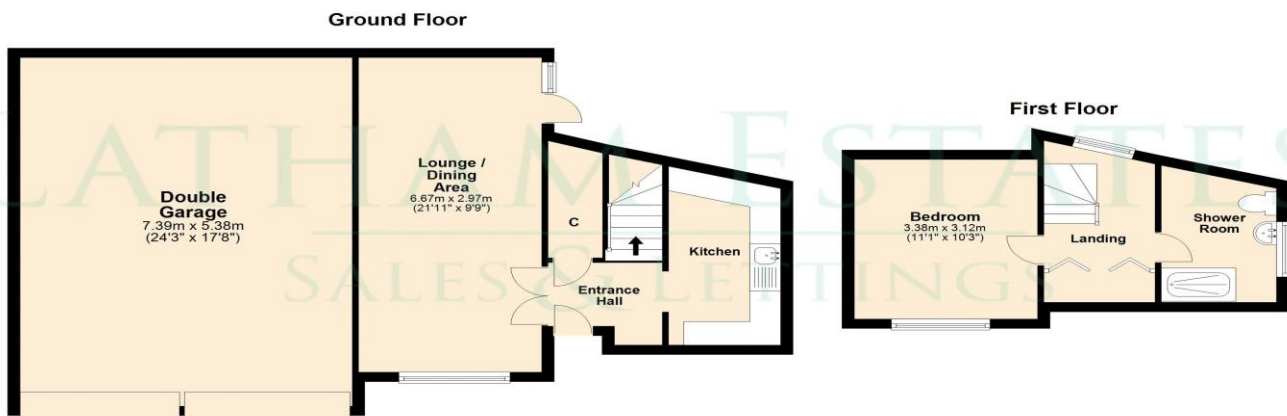
From our office 16 The Square, Holmes Chapel, CW4 7AB, travel to the mini roundabouts proceed straight ahead along the A50 Knutsford Road (sign posted Knutsford). Continue along the A50, through Cranage village, then take the second right turning into Goostrey Lane, sign posted Goostrey. Continue into Goostrey village, travel past the village green and the property can be found on the left hand side easily identified by our Latham For Sale Board.

Post Code: CW4 8PE. Viewing Strictly by Appointment



Approx 1,800 sq ft of living

All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. Plan produced using PlanUp.



Approx 600 sq ft of living

All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings. Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

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.