



**GASCOIGNE
HALMAN**

THE GABLES, GOOSTREY LANE, TWEMLOW GREEN

THE AREAS LEADING ESTATE AGENT



THE GABLES, GOOSTREY LANE, TWEMLOW GREEN

£610,000

A beautiful chocolate box Grade II listed detached family home oozing with character throughout, within a generous plot, offered for sale with no onward chain.

This characterful 17th Century timber framed family home is steeped in history - originally living its life in Plumley, the property was relocated and re-erected in Twemlow Green in 1974.

The charm and character are evident the minute you walk through the door with the exposed timber frame being showcased in every room both downstairs and upstairs.

The accommodation comprises of two generous reception rooms, the living room with open fire and a staircase to the first floor while the dining room has a log burner set within an exposed brick inglenook.





The kitchen is fitted with a range of solid units while the utility area forms the rear hallway which has the second staircase to the first floor, door to the rear, access to the downstairs wc and a range of units matching the kitchen.

The exposed ceiling beams are displayed in each of the four bedrooms, with the main bedroom also having the benefit of a four piece en-suite shower room. The main family bathroom is fitted with a three piece suite which includes a sunken bath and a coloured leaded window. A hidden door reveals the staircase to a further bedroom which could also make an ideal play area, with further access to the loft storage space.

Externally the grounds are simply stunning. The York stone paving forms the driveway and rear patio, leading onto the detached annexe which would make an ideal home gym, office, dependent relative accommodation, play area or for the buyer wanting to run a small business from home. The walled garden along the side, will continue along the rear of the property, the garden is mainly laid to lawn with an abundance of mature shrubs and plants to offer an array of colour throughout the year.

A stunning home which must be viewed to be appreciated.

DIRECTIONS

CW4 8BH - Goostrey Lane, Twemlow Green

LOCATION

Goostrey is the nearest and much sought after semi-rural village situated almost equidistant between the towns of Knutsford and Holmes Chapel and surrounded by delightful open countryside. Day to day requirements are met by the local shopping within the village whilst the larger village of Holmes Chapel and Knutsford Town Centre cater for more comprehensive needs. Excellent educational facilities are catered for in both the state and private sector with the primary school in the village having a good reputation. Goostrey railway station, which is on the main Manchester - Crewe - London line, is just a short walk away and access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6. Manchester International Airport is also within easy reach. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Brereton Country Park and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

LOCAL AUTHORITY

Cheshire East Band G

TENURE

Freehold

ENERGY PERFORMANCE RATING

N/A Grade II listed

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

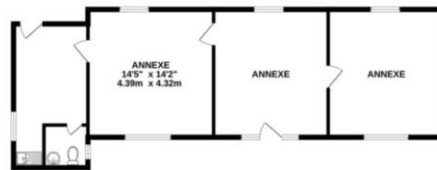
VIEWING

Viewing strictly by appointment through the Agents.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

GROUND FLOOR

GROUND FLOOR
1369 sq.ft. (126.4 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.4 sq.m.) approx.



2ND FLOOR
289 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 2723 sq.ft. (252.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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