



**GASCOIGNE  
HALMAN**

WOODPECKER COTTAGE, 19 BOOTH BED LANE,  
GOOSTREY

THE AREAS LEADING ESTATE AGENT



| £420,000

A stunning charming character cottage in heart of Goostrey Village, believed to date back to approx 1925, renovated to a high standard with a fabulous rear garden.

This beautiful property has been enhanced by the current owners to implement the features you would expect to see in a cottage such as the original doors with traditional Victorian style latch locks.

The entrance hall, with its Victorian style Amtico flooring, along with a staircase to the first floor with inset LED lighting, opens to the sitting room with a Multi Fuel wood burning stove, with rustic oak fireplace beam and a star tiled hearth and herringbone Amtico flooring.

The heart of the home has to be the stunning kitchen which is fully open to a dining and family area. The kitchen is fitted with a range of shaker style units with solid wood European walnut worksurfaces along with integrated appliances and a wine cooler, a breakfast bar flows into the dining area, off which is a large family area with bi-folding doors opening to the garden.

Off the family room is a utility area, fitted with a range of slimline cupboards for storage, and a downstairs wc housing the central heating combi boiler.

To the first floor there are two double bedrooms, both having built in wardrobes, while the bathroom is fitted with a four piece white modern suite which includes a freestanding bath with shower mixer, a separate shower enclosure with a 10" rainfall mixer shower head, illuminated mirror cabinet and Victorian style floor tiles.

The cottage is set behind a timber five bar gate - a gravel driveway proves off road parking comfortably for 4 cars with a gray porcelain tiled pathway leading to the front door, while access down the side leads to the rear garden with its westerly aspect. The garden is well manicured with an Indian stone paved patio, fence and hedge boundaries, a paved pathway leading you through the abundance of mature shrubs down to the bottom of the garden where there is a timber shed, behind which is

an ideal place for a vegetable patch as its screened from the house.

A superb freehold stunning home which has been sympathetically enhanced.

#### DIRECTIONS

CW4 8NA - Booth Bed Lane, Goostrey

#### LOCATION

Goostrey is a much sought after semi-rural village situated between the towns of Knutsford and Holmes Chapel, surrounded by delightful open countryside. With many facilities either in Goostrey itself or in Knutsford and Holmes Chapel including excellent schools, train station and easy access to the M6 motorway. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Shakeley Mere 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.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire East, Council tax band D

#### VIEWING

Viewing strictly by appointment through the Agents.

#### ENERGY PERFORMANCE RATING

EPC Rating: D

## HOLMES CHAPEL OFFICE

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GROUND FLOOR  
646 sq ft. (60.2 sq.m.) approx.



1ST FLOOR  
378 sq ft. (35.2 sq.m.) approx.

TOTAL FLOOR AREA: 1025 sq ft. (95.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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