



**GASCOIGNE
HALMAN**

6 NEW PLATT LANE, GOOSTREY

THE AREAS LEADING ESTATE AGENT

| £385,000

A stunning character cottage in the beautiful Cheshire village of Goostrey with the most impressive large rear garden, garden pod making an ideal home office, two reception rooms and a breakfast kitchen.

Goostrey village is a popular location with New Platt Lane being very sought after.

This particular property boasts all the charm and character you would expect from a property of this age, yet has the most fantastic large rear garden.

A gravel frontage provides off road parking for two vehicles, the internal accommodation comprises of a living room overlooking the front garden with its open fire and exposed brick fire surround, a doorway leads to the second reception room which would make an ideal dining room, this room is currently being used as a play room. The exposed brick wall opens to the breakfast kitchen which has views over the garden. The kitchen has been designed in keeping with the character, with a double ceramic sink unit, Rangemaster oven and four Velux roof windows which flood this room with plenty of natural light.

To the first floor there are two double bedrooms along with a three piece white bathroom.

The rear of the property is equally as impressive, with a paved patio area accessed from the kitchen, this then leads to the first part of the garden which is mainly laid to lawn with fence and hedge boundaries, a large timber shed provides storage, access down the side of the shed leads to the chicken coop and onto a decking area, from which the full width bi-fold doors open to the garden pod.

This fabulous addition is currently used as a home office, perfect for the 'work from home' client, with electric and a water connection, a small kitchen area has been installed with a sink unit and space for a

wine cooler/fridge if required.

This freehold character home is certainly one to be viewed.

DIRECTIONS

CW4 8NJ - New Platt 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 C

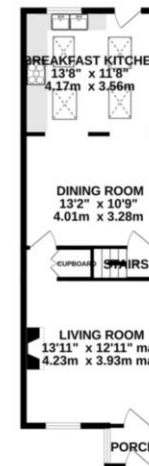
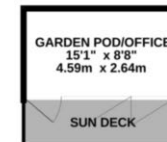
VIEWING

Viewing strictly by appointment through the Agents.

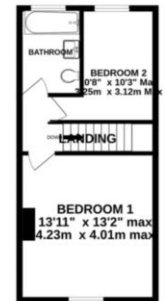
ENERGY PERFORMANCE RATING

EPC Rating D

GROUND FLOOR
649 sq ft. (60.3 sq m.) approx.



1ST FLOOR
352 sq ft. (32.7 sq m.) approx.



TOTAL FLOOR AREA : 1001 sq ft. (93.0 sq m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metapic 03/25

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.