LATHAM ESTATES
SALES & LETTINGS

# Booth Bed Lane
# Nr Goostrey
# Cheshire

## Guide Price £650,000

**Unique Contemporary Barn Conversion**

**Exceptional Open Plan Living Space**

**Three Generous Bedrooms**

**Stunning Cheshire Countryside Setting**

**Bespoke Kitchen With Granite Worktops**

**Walk-In Wardrobe & En-Suite To Principal**

18 London Road Holmes Chapel, CW4 7AJ
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## Introduction

**Cedar Barn is a truly distinctive and beautifully appointed contemporary barn conversion, occupying an enviable semi-rural position with stunning views across the Cheshire countryside. Combining character, individuality and modern design, this exceptional home has been thoughtfully converted to create a wonderfully spacious and versatile residence, with an impressive open-plan ground floor forming the heart of the home. Set within an attractive plot believed to extend to just under half an acre, Cedar Barn enjoys a wonderful sense of space and privacy, whilst being ideally positioned for access to Knutsford, Holmes Chapel and Goostrey, together with their village amenities and railway stations. The M6 is also readily accessible, making this an excellent location for commuting. The accommodation begins with a welcoming entrance directly into the impressive open-plan living, dining and kitchen space. This exceptional room spans much of the ground floor and provides a superb combination of generous lounge, dining and kitchen areas, creating an incredibly sociable and adaptable environment. The lounge area measures approximately 17'5" x 14'10" and provides an excellent space for relaxing with views through the impressive picture window, whilst the adjoining dining area enjoys a lovely outlook towards the surrounding countryside. At the heart of the room is the bespoke kitchen, beautifully appointed with contemporary cabinetry, granite work surfaces and a comprehensive range of integrated appliances. Engineered oak flooring flows throughout the ground floor, bringing warmth and continuity to the impressive open-plan space. A study area provides an ideal dedicated home-working space or additional reception area, whilst the ground floor is completed by a stylish shower room and useful plant room. An attractive Oak staircase rises to the first floor, adding a wonderful characterful feature and leading to three generous bedrooms. The principal bedroom is particularly impressive, with a good-sized bedroom, walk-in wardrobe and en-suite bathroom. Two further bedrooms are served by a well-appointed family bathroom. Outside, Cedar Barn occupies a substantial plot with a generous driveway providing ample private parking. The grounds are believed to extend to just under half an acre and currently incorporates an established Christmas tree plantation. The property enjoys beautiful views across the Cheshire countryside, whilst a paved terrace provides an excellent space for outdoor seating and entertaining. Cedar Barn offers a rare combination of contemporary living, genuine character, exceptional open-plan accommodation and an outstanding rural setting, all within easy reach of some of Cheshire's most desirable villages and excellent transport links.**

**A truly individual home that needs to be viewed to be fully appreciated.**

### ACCOMMODATION

**Entrance**
Welcoming entrance with engineered oak flooring flowing throughout the ground floor, leading directly into the impressive open-plan living space.

**Open Plan Living**
A truly exceptional open-plan arrangement, thoughtfully divided into distinct living, dining and kitchen areas whilst retaining a wonderful sense of connection and space.

**Lounge Area** *17' 5" x 14' 10" (5.30m x 4.52m)*
Beautifully characterful living area with a stunning oversized picture window overlooking the rear garden, complemented by exposed brickwork and attractive oak beam detailing. The oak staircase with balustrade separates the living area from the study whilst creating an impressive feature within the room.

**Study Area** *7' 8" x 15' 10" (2.34m x 4.82m)*
A charming and versatile area, ideal as a home study, reading nook or hobby space, forming a natural extension to the main living area.

**Kitchen Area** *13' 6" x 13' 8" (4.11m x 4.16m)*
Beautifully appointed country-style kitchen featuring an extensive range of French grey wall, drawer and base units, incorporating useful pull-out storage and complemented by a Belfast sink with swanneck chrome mixer tap. Granite work surfaces provide excellent preparation space, with a built-in dishwasher and Kenwood range-style electric cooker with hob and twin ovens. A glass splashback leads to the glass and chrome extractor fan, complete the cooking area, whilst an American-style fridge freezer provides excellent additional storage. A generous breakfast bar creates a natural division between the kitchen and dining areas.

**Dining Area** *9' 11" x 13' 9" (3.02m x 4.19m)*
Attractive dining area with continuation of the engineered oak flooring and part-vaulted ceiling, creating an excellent sense of volume and space. French doors open to the side aspect, providing access towards the rear garden, whilst the open-plan arrangement creates a superb setting for both everyday dining and entertaining.

**Ground Floor Shower Room** *4' 6" x 11' 11" (1.37m x 3.63m)*
Contemporary shower room comprising shower enclosure, low-level WC and wash hand basin, with stylish complementary finishes.

**Plant Room** *3' 5" x 7' 10" (1.04m x 2.39m)*
Useful plant room housing the hot water system and providing additional practical storage.

**First Floor Landing**
Spacious first-floor landing approached via the feature open balustrade oak staircase, providing access to all three bedrooms and the family bathroom.

**Master Bedroom** *11' 7" x 12' 4" (3.53m x 3.76m)*
Generous principal bedroom with attractive outlook, useful built-in storage and access to the walk-in wardrobe and en-suite bathroom.

**Wardrobe** *3' 3" x 6' 10" (0.99m x 2.08m)*
Providing generous hanging and storage space, accessed directly from the master bedroom.

**Master En-Suite Bathroom**
Well-appointed en-suite with bath, wash hand basin and WC, complemented by stylish contemporary finishes.

**Bedroom Two** *10' 9" x 9' 2" (3.27m x 2.79m)*
Generous double bedroom with a fabulous outlook and excellent natural light.

**Bedroom Three** *10' 8" x 7' 3" (3.25m x 2.21m)*
Further well-proportioned bedroom, ideal for family, guests or as an additional home-working space.

**Family Bathroom**
Stylish family bathroom with contemporary suite including bath, wash hand basin and WC, finished with attractive complementary tiling.

**Externally**
Cedar Barn occupies an enviable position within a substantial plot, with a generous driveway providing ample private parking. The grounds are believed to extend to just under half an acre and currently incorporate the established Christmas tree plantation. within which there is an abundance of wildlife. The rear enjoys stunning open views across the surrounding Cheshire countryside, whilst an extensive paved terrace provides an excellent space for outdoor seating and entertaining. The grounds are enclosed by attractive fencing, with gated access to the side.

## Location

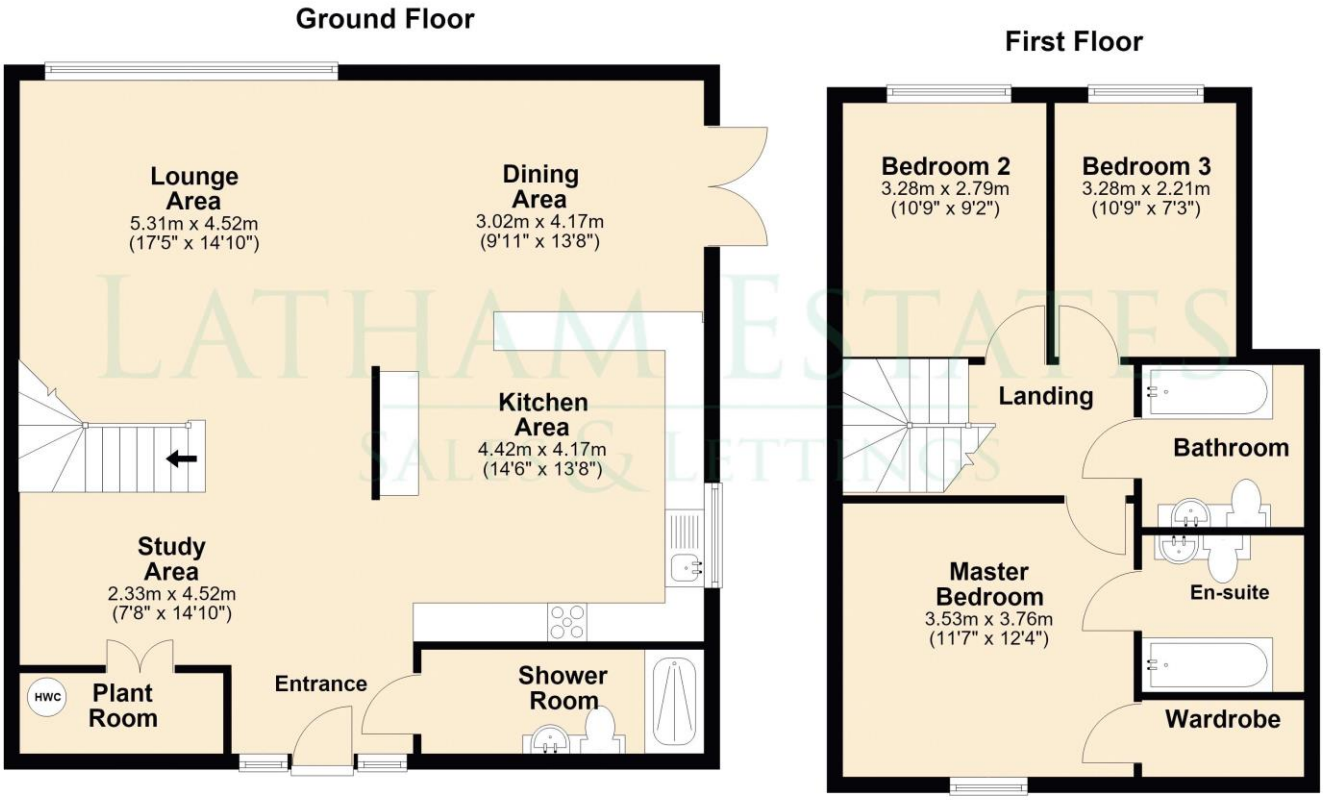
**Goostrey village is situated between the village of Holmes Chapel and Knutsford town. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for everyday 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 timetable 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 and subject to change.
We recommend you check these details with your Solicitor/Conveyancer.
EPC Rating - C
Council Tax - E - Cheshire West & Chester

## Directions

Directions From our office at 18 London Road, Holmes Chael. CW4 7AJ. Travel north to the mini roundabouts and proceed straight ahead, continuing along the A50 (Knutsford Road). Upon entering Cranage, take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey village on Main Road. Upon entering the village, take the second left onto Booth Bed Lane, continue along Booth Bed Lane. After 0.6 of a mile the property can be found on the right-hand side, easily identified by our Latham Estates 'For Sale 'Board. Post Code: WA16 9NB. Viewing Strictly by appointment.




This plan in NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

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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.**