



Blackberry Cottage, Station Road, Goostrey - CW4 8PJ

Guide Price £825,000

mosley jarman *M*

Blackberry Cottage, Goostrey

- Beautifully presented four bedroom detached home
- Situated in the semi-rural village of Goostrey
- Characterful features throughout
- Spacious living, dining, kitchen with Shaker style, hand painted units
- Mature, private garden to the rear with patio area for dining
- Two bathrooms and downstairs WC
- Gated gravel driveway for multiple vehicles
- Detached double garage

Presenting a rare opportunity to acquire a distinguished four-bedroom detached home, crafted in the renowned Border Oak Arts and Crafts style, and offering delightful views towards the picturesque church bank. Set behind secure gates, this residence exudes timeless elegance and superior craftsmanship. The welcoming entrance hallway, featuring an understairs cupboard, leads to a spacious dual aspect living room, where an impressive inglenook fireplace with a log burner creates a warm and inviting atmosphere. Throughout the property, exposed oak beams add character and charm, seamlessly connecting each room. The heart of the home is a large, triple aspect kitchen, dining, and family room, fitted with a bespoke, hand-painted shaker style kitchen, designed to inspire culinary creativity and effortless entertaining. Adjacent to the kitchen, a practical utility room and a downstairs WC provide convenience for busy family life, while a covered rear porch adds a thoughtful touch. Upstairs, the beautiful principal bedroom is a true sanctuary, featuring an exquisite oak beam archway and a luxurious ensuite bathroom. Three further bedrooms and a stylish family bathroom offer ample accommodation for family and guests.





Impeccably presented and thoughtfully designed, this exceptional home combines the best of traditional craftsmanship with modern comfort, making it a perfect choice for discerning buyers seeking a unique and prestigious residence in an enviable location. The property is not overlooked, ensuring privacy and tranquility, and boasts a large rear garden with a patio dining area (complete with charming pergola adorned with roses), as well as two garden sheds for storage. A 'secret' garden to the side enhances the sense of exclusivity.

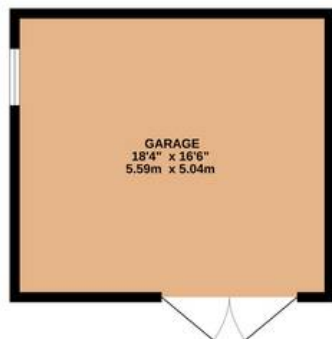
Goostrey is a charming Cheshire village that offers the perfect balance of countryside living and everyday convenience. Known for its welcoming community, highly regarded local school, and excellent transport links, including a railway station with direct services to Manchester and Crewe, it is a popular choice for families and commuters alike. Surrounded by picturesque countryside yet within easy reach of nearby towns, Goostrey combines rural charm with modern practicality, making it a highly desirable place to call home.

- Council Tax Band - TBC
- EPC grade - F
- Heating - Gas Central Heating with Underfloor throughout
- Mains - Electric, Gas & Water
- Flood risk* - TBC
- Broadband* - TBC
- Mobile Coverage* - TBC
- Parking - Off road parking on a private, gated driveway.
- Tenure - Freehold
- Rights of Way/Restrictions - TBC

Information provided by [GOV.UK](https://gov.uk) & Ofcom.



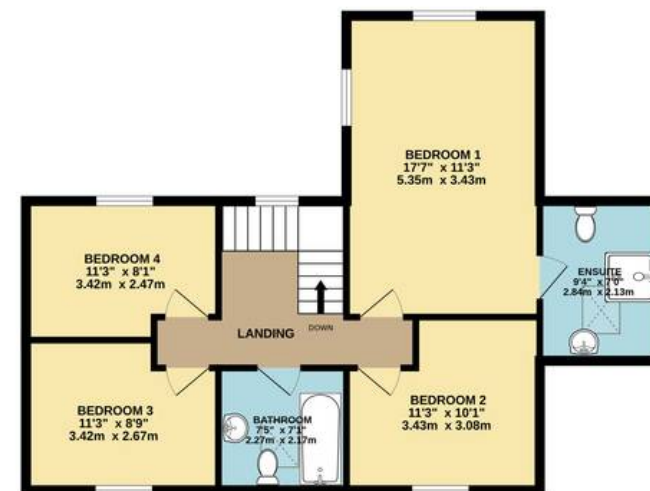
GARAGE
303 sq.ft. (28.2 sq.m.) approx.



GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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