



Twemlow Green
Goostrey Lane



Twemlow Green, CW4 8BH

Goostrey Lane

£895,000



The Property

This stunning Grade II listed, timber framed, four-bedroom, two-bathroom cottage has recently undergone a full programme of refurbishment by the current owner to now offer contemporary styling and modern convenience effortlessly blended with an abundance of original character features. Originally constructed during the 17th century 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. Particular mention must be made of the refitted breakfast kitchen with in-frame units, fitted appliances and Everhot range cooker, the generous reception space over separate dining and living rooms, both with feature fireplaces, the beautifully appointed principal bedroom with ensuite shower room and fitted wardrobes as well as the refitted family bathroom and utility room. There is also a substantial detached outbuilding giving fantastic opportunity for ancillary accommodation, annex or home studio/office (subject to relevant permissions).

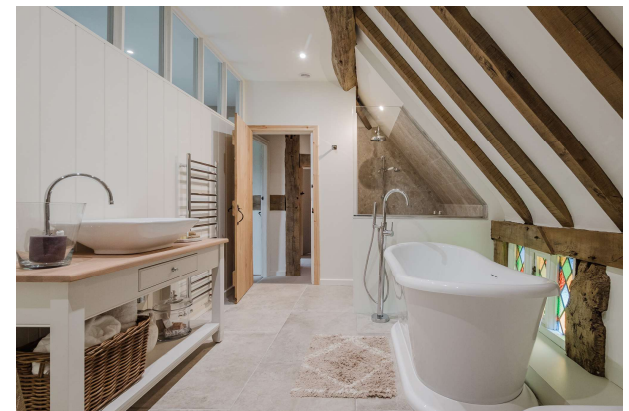
Located in a super position on the edge of Twemlow Green with far reaching views over adjoining countryside, a short walk to the village of Goostrey with country pub and train station with links to Manchester whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached through wrought iron double gates over a York stone driveway, providing ample parking, leading over stone pathway to front entrance. The gardens are laid to lawn in the main with well stocked borders to the rear and feature tree to the front, all fully enclosed by brick elevations and wrought iron estate fencing. York stone patio area off the rear of the property, ideal opportunity for alfresco dining, leads to the detached outbuilding offering fantastic scope for ancillary accommodation, annex or home studio/office (subject to relevant permissions).

Directions

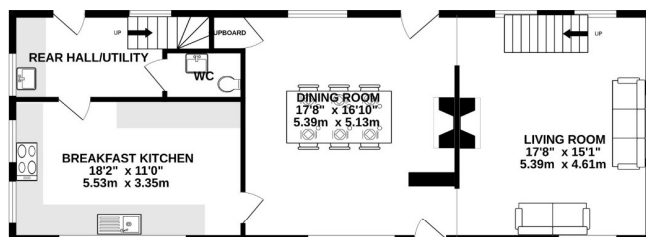
From Knutsford Town Centre proceed along Toft Road (A50) for approx 6.7 miles passing through Allstock towards Cranage. Take the left turn into Twemlow Lane towards Twemlow Green and turn left into Goostrey Lane where the property will soon be seen.

- Immaculately presented detached Grade II listed cottage
- Refurbished to a high standard throughout
- Spacious & flexible living accommodation
- Breakfast kitchen with integrated appliances & separate utility room
- Downstairs WC
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed garden
- Gated private driveway providing more than ample off road parking
- Detached outbuilding/annexe ripe for conversion

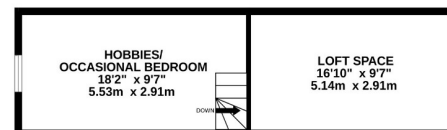
Postcode – CW4 8BH
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band G



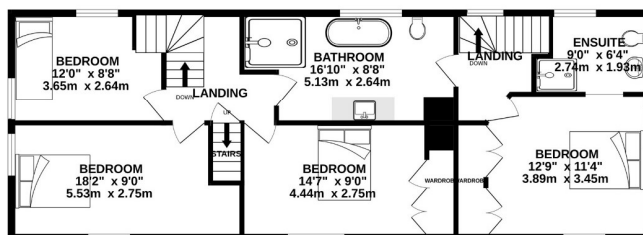
GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



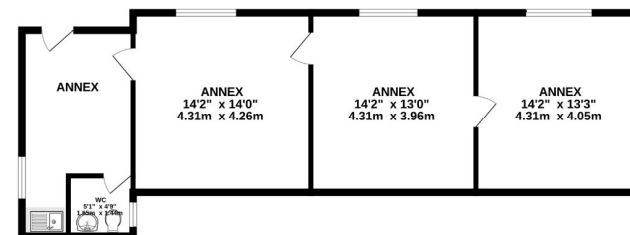
2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.4 sq.m.) approx.



ANNEX
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 2790 sq.ft. (259.2 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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