

Main Road, Goostrey, CW4

Tenure: Freehold, **Bedrooms:** 9

HouseSimple is pleased to present this property in Goostrey.

£800,000

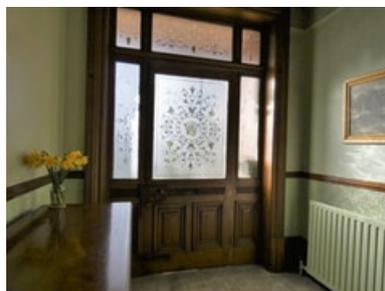
Offers in Excess of

Key features:

- Magnificent Manor House
- 9/10 Bedrooms
- Third of An Acre Plot
- Period Property
- Charming Character Carefully Retained
- Traditional Features Within
- Close to Local Amenities
- Quiet Village Location
- MOTIVATED VENDOR
- RECENTLY REDUCED
- INTERNAL VIEWING HIGHLY RECOMMENDED
- FANTASTIC VALUE FOR MONEY
- NO ONWARD CHAIN

Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band G (£2760.33 per-annum)
- **Double Glazing:** Part
- **Heating:** Oil
- **Parking:** Private Driveway



****MAGNIFICENT MANOR HOUSE OFFERING AN ABUNDANCE OF CHARM AND CHARACTER SAT WITHIN ONE THIRD OF AN ACRE****

This unique and wonderfully proportioned central village property offers an abundance of living and sleeping accommodation. This excellent late Victorian period property provides traditional features and showcases the original charm within the character that is displayed throughout. This magnificent home boasts a fantastic plot and is located within a third of an acre. The property is in need of full modernisation to restore it to its former glory. However, there are fantastic features that when carefully retained can bring out the true potential this

gion. However, there are fantastic features that when carefully retained can bring out the true potential this home has to offer. Within the property are nine/ten excellent sized bedrooms offered over the first and second floors. These separate floors show the history this home offers with it still being clear where the servants and home owners differed in sleeping quarters. There are excellent views across the village and to the fields and Jodrell Bank in the distance from the top floor and plenty of natural light floods in ensuring these rooms are airy and bright. There are four double bedrooms offered to the second floor with the potential for a fifth. The first floor features a galleried landing where large stained glass windows make the focal point of this large space. There are five bedrooms to the first floor of which four are doubles and one is versatile in its use and could alternatively be used as an office, dressing room, nursery or potential to alter into an en-suite. There is also a large family bathroom and separate WC located on this floor. To the ground floor again it becomes apparent which parts were the servants quarters and recreational areas and which were the homeowners'. There are three large and grand reception rooms of which all showcase traditional features such as the stained glass windows, traditional open fireplaces and the traditional large skirting and coving. There is also a spacious and grand entrance hall of which the original solid wooden door with the traditional glass insert enters into and the original doorbell features. Within the servants quarters there is an additional reception room that again has an open coal fireplace and features the servant's call bell system that has carefully been retained. There is also a fantastic feature within the inner hall where the traditional serving hatch, preparation and storage for cutlery and crockery can be found. To the ground floor there is also a wood-effect fitted kitchen with an integral oven and hob. There is a shower room that has a recent addition of a shower suite and still features the traditional Minton tiled flooring. The traditional tack room also features the Minton tiled flooring that oozes the charm and character this home brings. From the outer hall the cellar can be accessed which again is of a great height and has further rooms that provide a fantastic space to expand into if so desired. Externally there is a driveway that leads to the front of the property and provides off street parking for several cars. The boundaries are flexible with the property and can be easily altered to suit a potential purchaser's needs. There are well established gardens sat within the third of an acre plot that are well stocked with mature shrubs and decorative borders. There are also mature trees and hedgerows ensuring privacy and the brick built walls enclose them.

Goostrey is a delightful rural village on the outskirts of Holmes Chapel. The village is ideal for those wanting to commute, with it being ideally situated for junction 18 of the M6 motorway network, Manchester Airport and local railway stations are available in both Holmes Chapel, Sandbach, and Winsford offering easy access to Manchester Piccadilly, Crewe and Stoke on Trent railway stations. There are local amenities within walking distance with the local newsagents being easily accessible and the local primary school a short walk away. There are also two country pubs offering places to meet with friends and dine out at.

Entrance Hall

Large solid wooden door with frosted glass insert and detailed design within entering into the entrance hall. Traditional Cornice. Traditional large skirting. Solid wooden staircase leading to the first floor. Solid wood doors with traditional architraves leading off. Traditional dado rails. Traditional picture rails. Radiators. Door with frosted glass insert entering into the outer porch. Under stairs storage.

Living Room

Traditional bay sash window overlooking the front elevation with stained glass inserts and lead inserts. Original open feature fireplace. Traditional large skirting boards. Traditional picture rails. Traditional cornice. Original decorative borders. Radiators.

Drawing Room

Traditional bay sash window overlooking the front elevation with stained glass inserts and lead inserts. Original open feature fireplace. Large skirting boards. Traditional picture rails. Traditional cornice. Original decorative centre light piece. Radiators.

Games Room/Board Room

Sash windows overlooking the front, side and rear elevations with stained glass and lead inserts. Solid wood flooring. Traditional skirting boards. Traditional picture rails. Traditional cornice. Original open feature fireplace. Radiator.

Servants Quarters

Inner Hall

Entrance

Doors with decorative glass inserts leading off. Original serving hatch with built in serving area and storage drawers for crockery and cutlery. Traditional skirting.

Kitchen

uPVC double glazed door with window above providing access to the rear. Sash window overlooking the rear elevation. Wooden wall and base units with roll over work surfaces over. Integrated oven. Integrated hob with enclosed decorative extractor over. Void plumbed for washing machine. Integrated sink and drainer unit with tap over. Tiled flooring. Traditional skirting boards.

Shower Room

uPVC double glazed frosted window overlooking the rear elevation. Low flush WC, pedestal wash hand basin and a corner shower cubicle. Heated chrome ladder towel rail. Partially tiled walls. Minton tiled flooring. Extractor fan.

Breakfast Room

Sash bay window overlooking the side elevation. Stone hearth housing a traditional open coal fire. Wood panelling. Black and white Georgian style exposed beams. Servant call bell service. Radiators.

Outer Porch

Door providing access into the side elevation. Double doors providing access into the cellar where plenty more space is provided to create more rooms. Traditional skirting boards. Traditional Dado rail. Traditional Picture rail.

Boot Room/Tack Room

Sash frosted window overlooking the side elevation. Integrated traditional vanity wash basin with complementary tiled splash back. Minton tiled flooring.

Galleried Landing

Beautiful large stained glass windows with lead inserts overlooking the side elevation ensuring plenty of natural light floods in. Traditional skirting boards. Traditional dado rails, picture rails and cornice. Wooden staircase to second floor. Radiator. Built under stairs storage cupboard. Large storage cupboard. Doors leading off.

Bedroom One

uPVC double glazed windows overlooking the front elevation. Traditional open feature fireplace. Traditional skirting boards. Traditional picture rails and cornice. Radiators.

Bedroom Two

Sash bay window overlooking the front elevation ensuring plenty of natural light spills through making the room airy and bright. Traditional skirting boards. Traditional picture rails and cornice. Feature light centre piece. Radiators. Traditional fire place.

Bedroom Three

Sash windows overlooking the side elevation. Original open feature fireplace. Traditional skirting boards. Traditional picture rails and cornice. Radiator. Feature light centre piece.

Bedroom Four

uPVC double glazed windows overlooking the side elevation and onto the balcony. Traditional skirting boards. Original open feature fireplace. Original built in wardrobe. Traditional picture rails and cornice. Radiators.

Bedroom Five

Sash window overlooking the front elevation. Traditional skirting. A versatile room that could alternatively be used as an office or if desired altered into an en-suite.

Bathroom

Frosted sash window overlooking the side elevation. White suite consisting of a stand alone bath, pedestal wash hand basin and a fully enclosed shower cubicle. Original floor to ceiling height built in storage cupboard. Wood

effect laminate flooring.

WC

uPVC double glazed frosted window overlooking the rear elevation. Wooden flooring. Low flush WC. Traditional skirting boards.

Second Floor Landing

Doors leading off. Wooden flooring.

Bedroom Six

Sash window overlooking the side elevation. Traditional feature open fireplace. Wooden flooring.

Bedroom Seven

Sash window overlooking the front elevation. Traditional feature open fireplace. Wooden flooring.

Bedroom Eight

Sash window overlooking the rear elevation. Wooden flooring.

Bedroom Nine

Sky light window ensuring light enters the room overlooking the rear elevation. Wooden flooring.

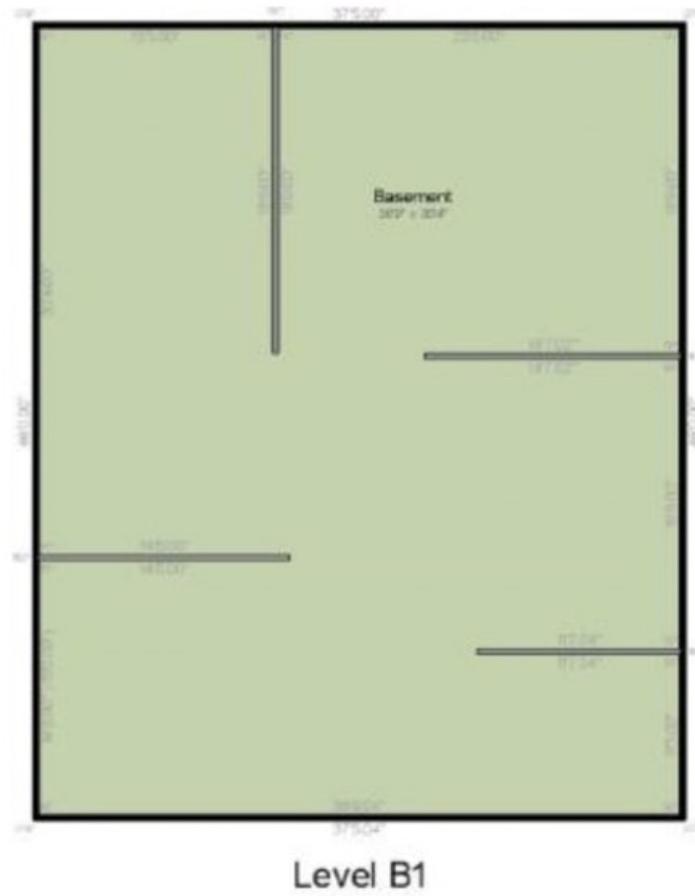
Bedroom Ten/Servants Kitchen Accommodation

Sash window overlooking the rear elevation. Wooden flooring.

External

Externally there is a driveway that leads to the front of the property and provides off street parking. The boundaries are flexible with the property and can be easily altered to suit a potential purchasers needs. There are well established gardens sat within the third of an acre plot that are well stocked with mature shrubs and decorative borders. There are also mature trees and hedgerows ensuring privacy and the brick built walls enclose them.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

97 Main Road
Goostrey
CREWE
CW4 8PD

Dwelling type: Detached house
Date of assessment: 07 July 2010
Date of certificate: 07 July 2010
Reference number: 0254-2803-6635-9000-7381
Type of assessment: RDSAP, existing dwelling
Total floor area: 435 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	24	48
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	20	40
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	390 kWh/m ² per year	240 kWh/m ² per year
Carbon dioxide emissions	30 tonnes per year	19 tonnes per year
Lighting	£544 per year	£272 per year
Heating	£5340 per year	£3253 per year
Hot Water	£260 per year	£243 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

MISREPRESENTATION ACT, 1967.

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