



55 Station Road, Goostrey, CW4 8PJ

£450,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

55 Station Road

Goostrey

Charming 3-bed cottage in Goostrey with period features, modern kitchen, garden room, stunning rural views, generous gardens, off-road parking, and easy access to village amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A stunning character cottage located within the picturesque Cheshire village of Goostrey
- With the most delightful of views over open farm and equestrian land to the front and rear
- A clear sight of the Jodrell Bank telescope from the rear
- Immaculately presented showcasing the charm and character you would expect from a cottage
- Living room to the front, exposed brick fireplace with log burning stove and oak flooring
- Kitchen fitted with sage coloured units, butchers block work surfaces and an island unit
- Garden room opening from the kitchen area with bi-folding doors to capture the views down to the bottom of the garden
- Three first floor bedrooms and a three piece modern white bathroom with claw foot bath



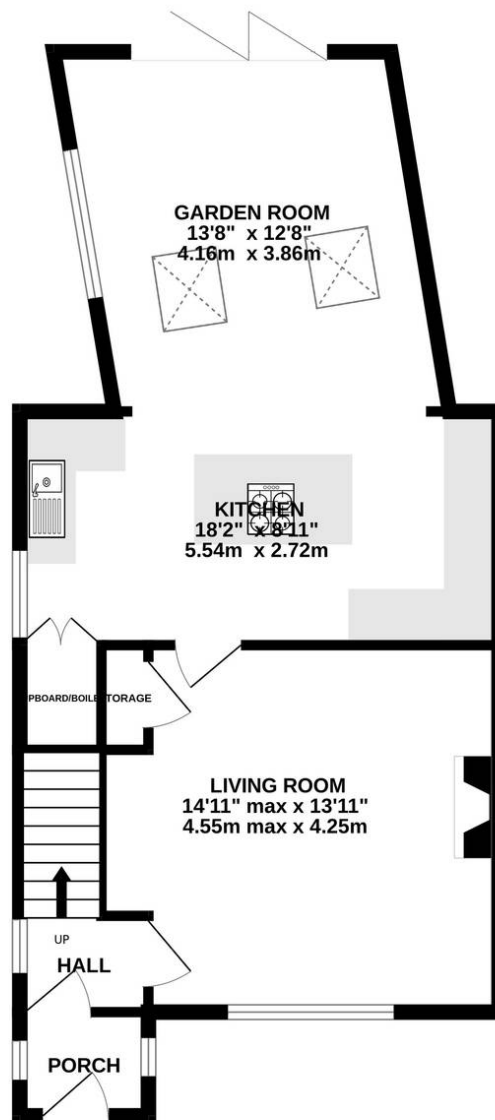
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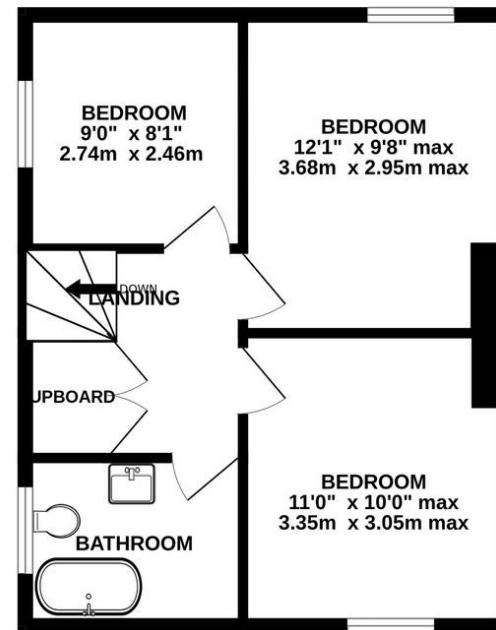
The property is immaculately presented throughout and perfectly blends period charm with modern comforts. The living room, situated at the front of the cottage, features an exposed brick fireplace with a log burning stove and beautiful oak flooring, creating a warm and inviting space. The kitchen is fitted with sage coloured units, butchers block work surfaces and a central island unit, making it both stylish and functional. Flowing seamlessly from the kitchen, the garden room boasts bi-folding doors that open to reveal uninterrupted views down to the bottom of the garden and beyond. Upstairs, there are three well-proportioned bedrooms and a modern three piece bathroom, complete with a classic claw foot bath for a touch of luxury with a shower over. From the rear of the property, there is a clear sight of the iconic Jodrell Bank telescope, adding a unique aspect to this already special home. The cottage is set within generous and beautifully maintained gardens, offering plenty of space for outdoor relaxation and entertaining. The rear garden is a particular highlight, extending down to open fields and framed by mature hedging and planting, which provide both privacy and a wonderful outlook. There is a patio area directly outside the garden room, perfect for alfresco dining or simply enjoying the tranquil surroundings. The front garden is equally attractive, with established borders that enhance the property's characterful façade. Off-road parking is available, ensuring convenience for residents and guests alike. The setting is peaceful and secluded, yet the amenities of Goostrey village, including local shops, pubs and the train station, are within easy reach. This enchanting cottage offers a rare opportunity to embrace country living in a highly sought-after Cheshire location, with exceptional views and generous outside space to enjoy throughout the seasons.



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.





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