

HILLTOP FARM

GOOSTREY



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

HILLTOP FARM, BLACKDEN LANE, GOOSTREY, CW4 8PH

A charming semi detached period cottage, tastefully refurbished and extended with grounds extending to approximately 1/3 of an acre with planning permission for a detached self-contained annex.

- Living Breakfast Kitchen
- Inner Hall
- Cloakroom and W.C.
- Utility Room
- Lounge
- Dining Room
- Oak Framed Orangery/Family Room
- 4 Bedrooms
- 2 Bathrooms (1 en-suite)
- Good sized secluded mature gardens extending to approx. 1/3 acre
- Planning permission for a detached self-contained annex (planning reference 19/0496C)



Hilltop Farm occupies a highly desirable and sought after rural location with wonderful open views across the surrounding countryside towards Jodrell Bank. Goostrey village is within easy reach offering a good range of shops for day to day needs, local church and delightful public houses. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within 10 to 15 minutes drive offering a good range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter links are close to hand.





Hilltop Farm has been tastefully and sympathetically extended and refurbished by the current owners, offering well balanced spacious family accommodation. Features of particular note on the ground floor include the quality breakfast kitchen with deep granite worksurfaces, integrated appliances and Aga. There are two formal reception rooms and an impressive Crown Oak orangery/family room with exposed oak framed beams and trusses with cast iron multi-fuel stove.

To the first floor there are four bedrooms, two traditionally fitted bathrooms/shower room (one en-suite). The property benefits from a comprehensive oil heating system.

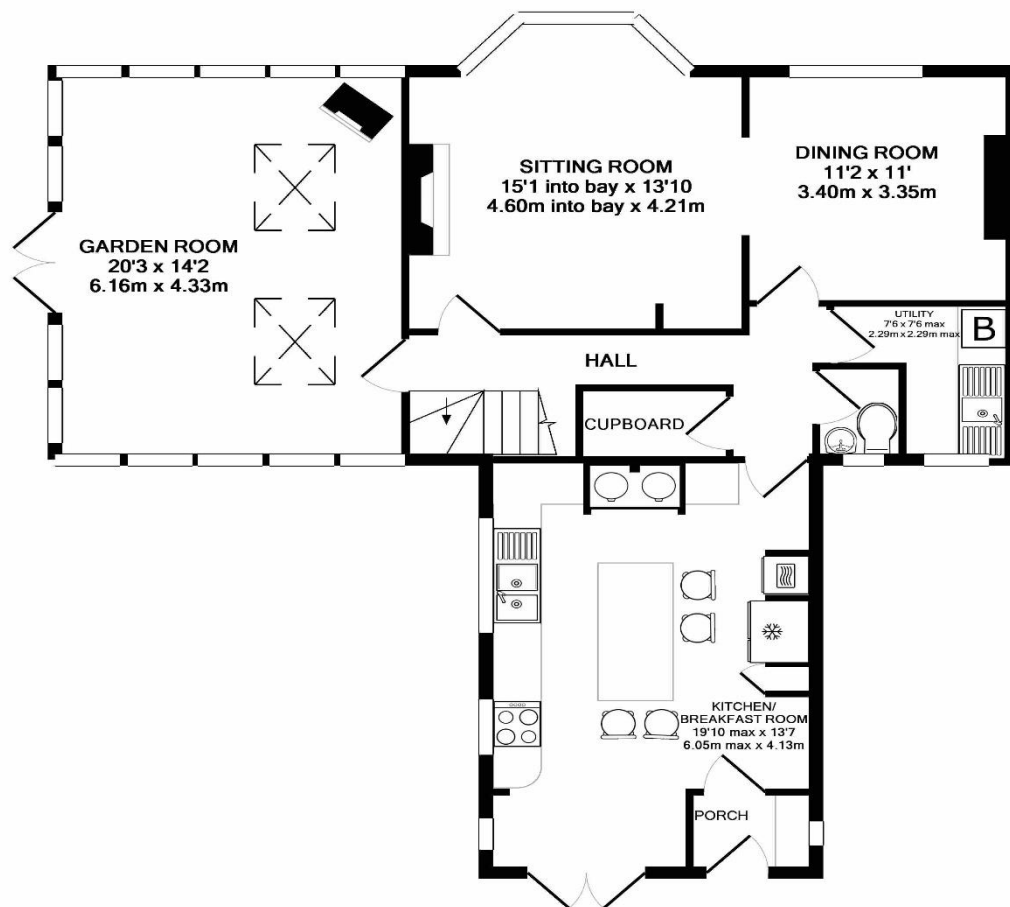
Externally the property is approached through double wrought iron gates with a charming secluded garden with lawns, trees, shrubs, hedging and side paddock.

The current owners have obtained planning permission for the separate outbuilding to be converted into a self-contained annex which if developed would create a three bedroom self-contained property (Planning Reference 19/0496C, it could also be linked to the main house Planning Reference 18/1354C). To fully appreciate the full charm and appeal of this unique home a personal inspection is highly recommended.

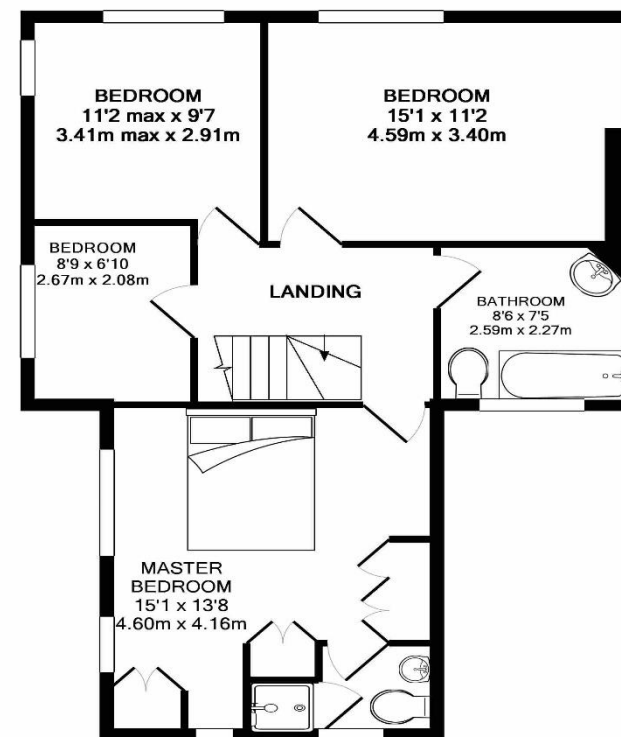
DIRECTIONS – CW4 8PH

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Ryleys Lane. Continue along Ryleys Lane towards Chelford which becomes the Chelford Road and after approximately 2 miles, at the Chelford roundabout proceed straight across towards Holmes Chapel A535. After approximately a further two miles turn right where the road bends sharply to the left into Bomish lane, which is signposted to Jodrell Bank. Continue along this road towards Goostrey and after approximately 1 mile Hilltop Farm will be found on the right hand side where the road narrows immediately after the junction to Blackden Lane.





GROUND FLOOR
APPROX. FLOOR
AREA 1015 SQ.FT.
(94.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 671 SQ.FT.
(62.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1685 SQ.FT. (156.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.

N006 Ravensworth 01670 713330

8 London Road, Alderley Edge, Cheshire
SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

Andrew J Nowell
& Company