



Truly stunning detached family home.

Lovell House, 220A Main Road, Goostrey, Cheshire, CW4 8PE

Freehold



- Sitting Room • Dining Room • Dining Kitchen • Utility
- Downstairs wc
- Four bedrooms, two with en suite • Family bathroom
- Outbuilding, currently a gymnasium

SITUATION

Goostrey is a lovely traditional old farming village in a superb location of Cheshire. A great escape of the hustle and bustle of busy modern day living yet with superb connectivity to Manchester City centre and London Euston. Goostrey station is on the main Crewe to Manchester Line. There are charming pubs galore. One is in easy striking distance of the charming Cheshire towns of Knutsford, Macclesfield and Holmes Chapel

There are an abundance of peaceful and beautiful walks in and around Goostrey; several local events are hosted on an annual basis which can be found on "Love Goostrey". For those who want to explore the area further Jodrell Bank and Tatton Park are great places to visit.

Cheshire is renowned for many excellent schools including Goostrey Primary School. The independent schools locally include Terra Nova, Pownall, Beech Hall and Wilmslow prep schools, King's School Macclesfield,

The Ryleys at Alderley Edge and Alderley Edge School For Girls. Further afield are several more options including Manchester Grammar School, Manchester High School, Stockport Grammar and Withington Girls School.

DESCRIPTION

Lovell House is a totally unique design, the current owners have given much thought and attention to detail to the layout and flow of this bespoke dwelling. The ground floor offers stunning open plan breakfast kitchen and two further well - proportioned reception rooms.

The formal sitting room is ample in size with dual aspect double glazed windows. The dining room is versatile providing a relaxed seating or formal dining. A truly superb property for entertaining. The individually designed breakfast kitchen is positioned to the rear of the property with aluminium bi fold doors allowing one to take full advantage of the south facing rear garden.





The kitchen is sharp, simple and oozes quality boasting a range of stunning range of grey, high gloss wall, drawer and base units with white quartz work surfaces. There is a range of integrated appliances comprising, double grill ovens, fridge and freezer, two wine coolers and additional storage cupboard. The central island offers further storage and breakfast bar seating area. The downstairs accommodation is completed by a utility room, with doors onto the rear patio area and downstairs wc.

To the first floor the accommodation comprises four bedrooms all of which are of ample proportions. The stunning master suite is to the front of the property and is enhanced by lovely fitted furniture. The master boasts an three piece en- suite shower room. The second bedroom suite is to the rear also benefits from an en suite shower room, there are two further bedrooms serviced by a three piece family bathroom suite. All sanitary ware is Duravit and Hansgrohe fittings, contemporary in style.

Lovell House boasts over 2600 sq feet of accommodation which also includes a gymnasium and store. This external accommodation is again versatile and could be suited to those who work from home or a great space for teenagers.

The current owners love to enjoy the sunny south facing rear garden which is a great size, mainly laid to lawn with mature hedgerows and plant surrounding which provides privacy. The patio area is ideal for al fresco dining. To the front elevation the block paved driveway provides off road parking for numerous vehicles.

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.



Lovell House

Gross internal area (approx) 143.24 sq m / 2670.31 sq ft

Outbuilding 21.67 sq m / 2670.31 sq ft

Total 164.91 sq m / 2670.31 sq ft



For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

For identification only. Not to scale. © MARCH2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

