

Yew View
61 Main Road, Goostrey



Stuart
Rushton
& COMPANY

A superb detached family residence, which has been elevated to a fabulous standard, with a stylish and high-quality finish and a wonderful footprint for a growing family, plus a separate one bedroom annex. Perched upon a beautifully landscaped and gated plot in the centre of the village.

Yew View is a most attractive detached family residence which has been conceived and crafted to an exacting standard by the present vendors. This prime example boasts everything a good family home should and provides a total floorspace of nearly 4000 square feet. The accommodation is highly flexible and can be tailored to the individual needs of any growing family, and the added potential of the separate one bedroom annex broadens the possibilities even further.

The main house begins with the porch and the inviting entrance hall, which links the primary rooms of the ground floor and also boasts a cloak room and a downstairs WC. There is an extended dining room and a large lounge, both of which boast lovely walk-in bay windows and provide great formal entertaining space. The good-sized study provides the ideal space for working from home or perhaps a separate playroom. Across the rear of the property is the fabulous open plan living/kitchen/diner, the true hub of the home. There is a large living area offering space for a variety of furniture and a great flow of natural light from the roof lantern and sliding doors into the rear garden. There is a beautiful hand-crafted oak kitchen with bevelled-edge quartz worksurfaces over, featuring stunning craftsmanship, high-specification 'Miele' appliances, a large central island and under floor heating. Complimenting the kitchen is the utility room, which is again finished to a high standard.





The handcrafted staircase rises to the first floor which begins with a beautifully large landing space, which has been utilised as a library and reading area with great natural light flow. There is a stunning principal bedroom suite, including a four-piece bathroom with feature bath, an extensive range of wardrobing and a large bedroom area with a bay window. There are three further double bedrooms in the main house, one of which enjoys an ensuite shower room, whilst a stunning family bathroom services the other two bedrooms.

There is a substantial double garage, with an electric door and a self-contained one-bedroom apartment over. The apartment has been well finished and comprises of an open-plan living/dining/kitchen and a double bedroom with an ensuite wet room. The kitchen features a range of integrated appliances.

Manicured, landscaped gardens are found to both the front and the rear of the property. There are secure electric gates, ample parking for several vehicles and a substantial grassed lawn to the front. The rear garden comprises of several lovely entertaining spaces, a gym/office building and a variety mature trees, plants and shrubs, plus a pond.



Yew View

61 Main Road

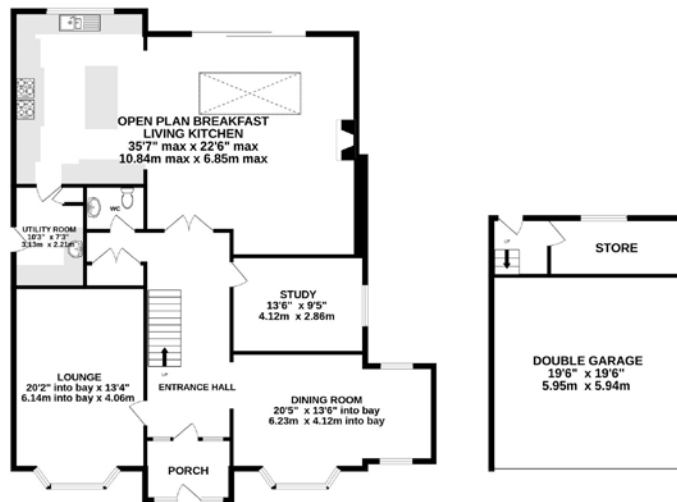
Goostrey

Cheshire CW4 8JR

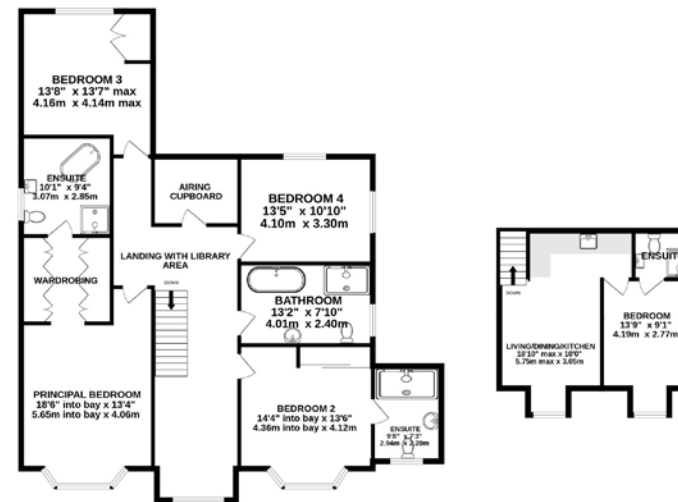
Price: £1,350,000
 Tenure: Freehold
 Local Auth: Cheshire East
 Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

GROUND FLOOR
2182 sq.ft. (202.7 sq.m.) approx.



1ST FLOOR
1769 sq.ft. (164.3 sq.m.) approx.



TOTAL FLOOR AREA : 3951 sq.ft. (367.0 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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