

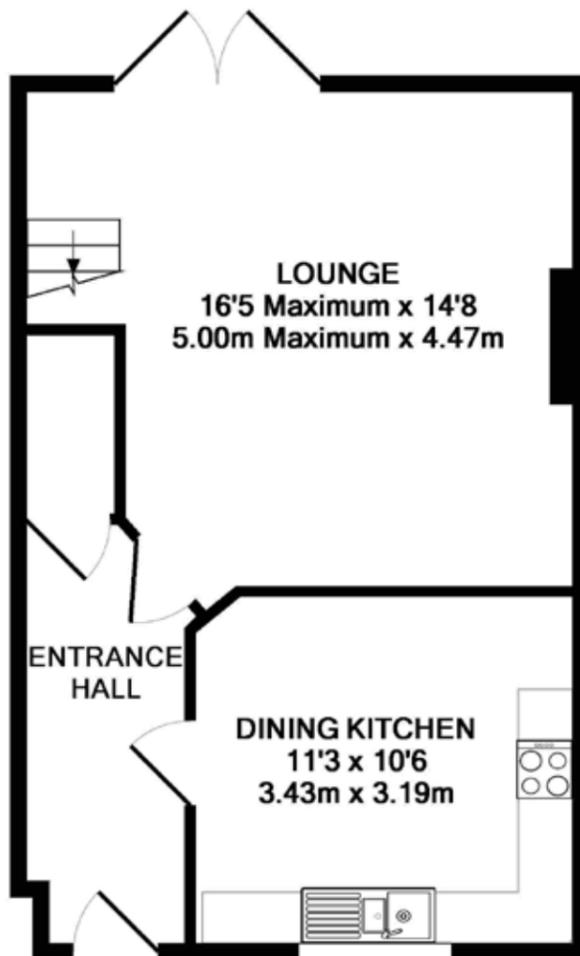


**Floor Plans**

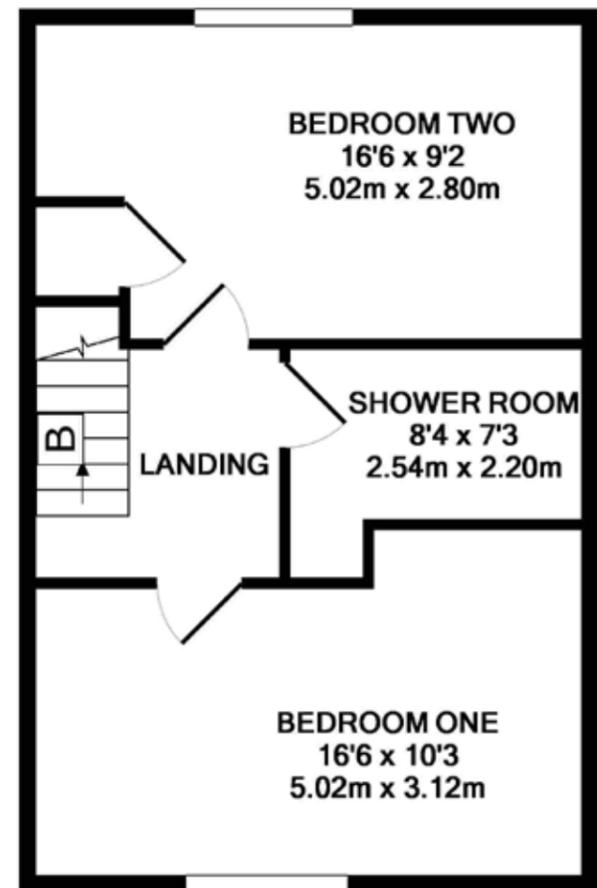
(Not to scale)



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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 407 SQ.FT.  
 (37.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 412 SQ.FT.  
 (38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 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

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# 55 The Barns

Bostock Hall, Bostock, Cheshire CW10 9JN

 1 Reception Rooms  2 Bedrooms  1 Bathrooms

*Hinchliffe Holmes are delighted to offer for sale this very well presented two double bedroom home situated in the ever popular Bostock Hall development. The property benefits from a wealth of features mixed with modern kitchen and bathroom. Externally there is a larger than you would expect rear garden and a garage. Viewing is highly recommended.*

## LOCATION

Bostock Hall is a grade II listed Georgian Hall. Originally known as Bostock House, its name was changed when the old Hall was pulled down in 1803. It was inhabited by Edward Tomkinson who had the Hall rebuilt to designs by the great architect Samuel Wyatt, and in later years was the seat of the France Hayhurst Family. In 1990 the artisan developers PJ Livesy converted the Hall and its surroundings, and now you are able to own not just a piece of an idyllic location, but a piece of history. The communal grounds extend to 14 acres of protected countryside and landscaped gardens.

## DIRECTIONS

From our office on High Street head West onto Apple Market Street. Apple Market Street turns slightly right and becomes Weaver Way. After approximately 0.2 miles continue onto Barons Quay Road. After approximately 0.3 miles at the roundabout, take the 1st exit onto Leicester Street. After approximately 0.2 miles at the roundabout, take the 2nd exit onto Venables Rd. After approximately 0.3 miles turn right onto Chester Way/A559. Continue to follow Chester Way. After approximately 0.3 miles turn left onto London Rd/A533. Continue to follow A533. After approximately 0.8 miles at the roundabout, take the 2nd exit onto Kingsmead/A533. After approximately 0.4 miles at the roundabout, take the 2nd exit and continue to follow Kingsmead/A533. After approximately 0.7 miles at the roundabout, take the 1st exit and stay on A533. After approximately 1 mile at the roundabout take the 1st exit. After approximately 1.1 miles turn left onto the destination road. After approximately 0.2 miles the destination will be on the right.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

## GROUND FLOOR

### Hallway

Solid Oak Flooring, radiator, coved ceiling, smoke alarm, understairs storage.

### Living Room 5m (16'5) x 4.47m (14'8)

Solid Oak Flooring, fire surround with gas fire, radiator, stairs to the first floor, double doors to the rear garden, feature beams.

### Dining Kitchen 3.43m (11'3) x 3.2m (10'6)

Range of matching wall and base units with worktops over, 1 1/4 sink unit with swan style mixer tap, eye level oven and fitted microwave, gas hob with extractor fan over, double glazed window to the front, space for a fridge freezer, integral washing machine, radiator, inset ceiling spotlights.

## FIRST FLOOR

### Landing

Loft access, laminate flooring, radiator, coved ceiling.

### Bedroom One 5.03m (16'6) x 2.79m (9'2)

Double glazed window to the front, fitted wardrobes and bedroom furniture, laminate flooring, coved ceiling, radiator.

### Bedroom Two 5.03m (16'6) x 3.12m (10'3)

Double glazed window to the rear, laminate flooring, cupboard housing gas boiler, coved ceiling, radiator.

### Shower Room 2.54m (8'4) x 1.55m (5'1)

Fully tiled, fitted with a white suite comprising walk-in shower housing a Mira power shower, and white vanity unit with wash hand basin and low level w.c.

## OUTSIDE

### Garden

Attractive and well maintained rear garden, flower beds housing a range of established plants and shrubs, patio area, access to the rear and to single garage.

### Garage

## TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E.

## POSTCODE

CW10 9JN

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.

