

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	71
Potential	82


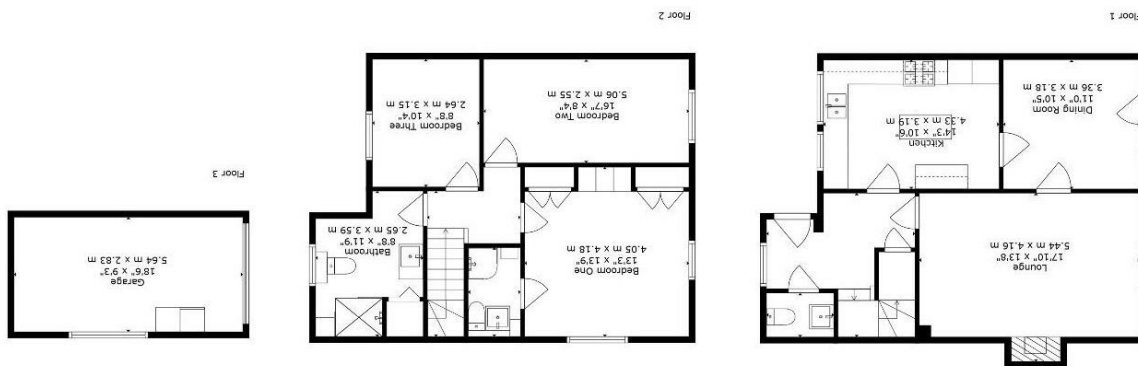
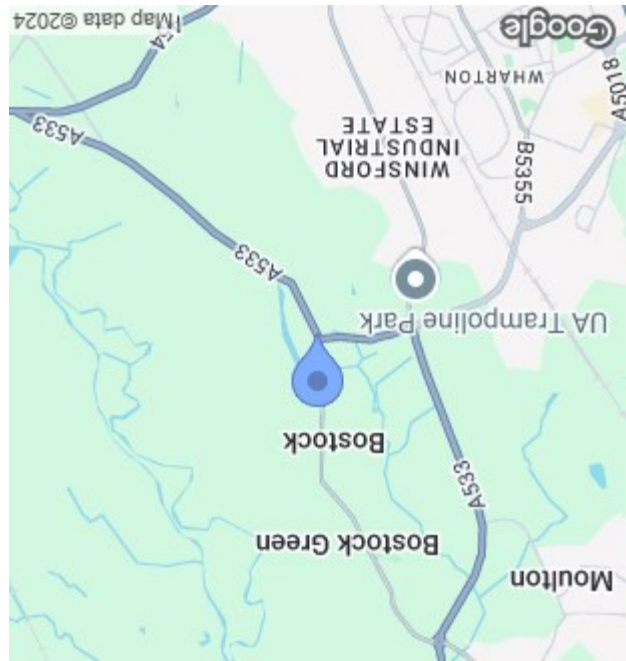
58 The Barn, Bostock Hall

TOTAL: 1240 sq. ft., 116 m²

FLOOR 1: 621 sq. ft., 58 m², BELOW GROUND: 619 sq. ft., 58 m², GARAGE: 172 sq. ft., 16 m²

EXCLUDED AREAS: FIREPLACE: 10 sq. ft., 1 m², GARAGE: 172 sq. ft., 16 m²

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58 The Barns
Bostock Road
Cheshire
CW10 9JN

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Asking Price
£435,000

Behind an enchanting façade that remains hugely respectful of its heritage, a succession of light filled rooms flow from a central entrance hall. Indicative of the attention to detail that features throughout, the rich tones of oak floors are paired with the warm hues of a tasteful colour scheme, giving cohesion to all interconnecting rooms that blend harmoniously together.

Step into the lounge and you'll find the crisp white contrast of painted beams stretching out overhead and an elegantly large multi-paned window focussing your gaze on the garden views. The homely yet refined focal point of a living flame gas fire is set within a refined timber and marble surround, while a glazed inner door enhances the flow of natural light and prompts a seamless interplay with the adjoining dining room where French doors tempt you out onto the patio. Equally suited for daily life or evenings hosting friends, this excellent space allows the gardens to add a blissful back backdrop and in-turn leads fluidly into a spacious kitchen/breakfast room.

With additional direct access from the hallway, this superbly appointed space is fully fitted with a wealth of painted white Shaker cabinets topped with contrasting brown granite. The monochrome design is complemented with white metro tiled splashbacks, and a first-class array of integrated appliances includes eye-level oven and grill, a gas hob, fridge freezer and dishwasher. A duo of windows looks out onto the front garden and the impressive dimensions easily accommodate a central island with bar stool seating that's a great place to sit and plan the day ahead over a morning coffee or catch up with each other's lives while you cook.

A deep hallway cupboard provides an impressive amount of handy hidden storage and a ground floor cloakroom makes life that little bit easier.

Upstairs the garden views continue in an enviably large main bedroom. The subtle woodland patterns of an accent wall combine with the picture perfect porthole window to lend ample charm, and an expanse of fitted wardrobes supplies an abundance of storage without encroaching on the feel or floor space of the room. A contemporary en suite with a walk-in shower adds a tastefully deluxe finishing touch with the sleek clean lines of its suite and the marble veined tiles of its walk-in shower.

A second double bedroom has garden views and feature patterns of its own, and an exemplary single bedroom creates plenty of versatility to be a home office/study if preferred. Together they share a superior family shower room that blends the luxury aesthetic of the en suite with the charm of a further porthole window. A walk-in shower has a rainfall and second shower head, the notable proportions give a cherished sense of space.

Outside, the beautiful landscaping of a rear garden generates a wonderful example of a quintessential cottage garden. Paved and pebbled seating areas are peppered and framed with beds brimming with the colour and greenery of mature evergreen and flowering shrubs that both avid gardeners and those who simply like to relax will instantly fall in love with. Cleverly planted to give year round interest, they guide the way from the main patio to the rear where a second seating area gives you every opportunity to sit in the sun and escape from the hubbub of the day. Enclosed by high trellis fencing that gives privacy whilst enhancing the flow of light, this is a place to enjoy.

Hinting at the charm and character to come, at the front of the property established vines with an autumnal red tinge to their leaves arch over the kitchen windows. A private driveway combines with an en block garage to give you plenty of private parking or storage. The breath-taking and historic grounds of the Bostock Hall Estate proffer magnificent woodland walks, lakeside fishing and forest trails.

