



49 THE COURTYARD  
BOSTOCK HALL

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An aerial photograph of a large, historic country estate. The main building is a grand, multi-story red brick structure with white window frames and a central arched entrance. It is surrounded by lush green lawns, manicured hedges, and numerous mature trees. In the background, a dense forest of tall trees stretches across the landscape under a clear sky. The estate is nestled in a valley, with rolling hills visible in the distance.

## Prestigious Setting

Georgian country hall grandeur awaits at 49 The Courtyard, a spacious and comfortable home, safely nestled amidst the affluent, opulent and picturesque surrounds of Bostock Hall and its grounds. Nestled in the heart of the Cheshire countryside, yet ideally located for access to the local road links and within easy reach of Manchester Airport, the Bostock Hall country estate exudes exclusivity and prestige.

Dating back to the 1770s, sense the separation from the wider world, as you pull up along the sweeping driveway, edged in manicured lawns and neatly clipped hedging. Electric, fob controlled wrought iron gates provide security and privacy, with parking available alongside a single garage with up and over door.





The living room is straight ahead and creates a warm ambience to relax in front of the fire or spill out through French doors onto the garden patio to enjoy the southerly sunshine.

Having your own private garden is not a feature all properties at Bostock Hall can boast. Here, the patio provides social opportunities to dine al fresco whilst neat lawns are flanked by tidy borders. The rear of the garden widens into an area planted with trees and views over the farmer's field.

## Welcome Home

Step into the expansive entrance hall, where a warm welcome awaits. This bright and airy space immediately sets the tone for the rest of the home, offering a sense of openness and elegance. The wide hallway seamlessly connects to all the main reception rooms, ensuring a smooth and effortless flow that enhances both everyday living and entertaining.











With space overlooking the courtyard to the front, consider the addition of a breakfast nook or additional kitchen island for easy going, flexible dining options.

Life's practicalities have been thought about in the design of 49 The Courtyard. In addition to the neighbouring garage, there is a useful utility space leading off from the kitchen whilst a handy downstairs cloakroom can be found off the hallway.



Overflowing with natural light, the dining room can be accessed from the patio or via glass panelled double doors to the hall and is the perfect place to entertain guests.



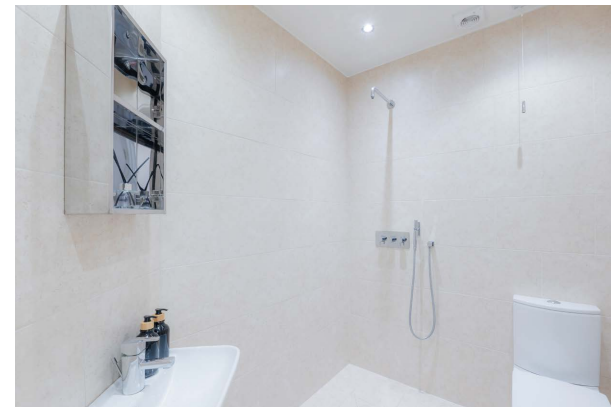
Across the hall is a modern fitted kitchen with plenty of space for all of your culinary essentials. Appliances here include double eye-level ovens, gas hob with extractor and a stand-alone fridge freezer.











Next door you will find another double bedroom, which is well sized and furnished with floor to ceiling fitted wardrobes, whilst a third bedroom occupies a prominent corner position and makes an excellent home office.

Refresh in the separate bathroom, fitted with a wet room style shower, WC and wash basin.

## Sweet Dreams

Ascend the stairs to the first-floor landing to find the sleeping accommodation. The master suite is generously proportioned and already benefits from fitted storage.

As if out of a fairytale, secreted away beyond the wardrobe is the en suite that features a shower, wash basin and WC.







## Parkland Paradise

In addition to your own private garden at 49 The Courtyard, you also have access to the beautifully landscaped and manicured shared gardens, brimming with mature planting, spectacular, colourful, year-round borders, emerald lawns and picturesque lake.

Walk the dogs on the estate, chat with your friendly neighbours on your evening stroll or as you attend one of the many events arranged by and for residents of Bostock Hall. Safe and secure, the grounds constitute an extremely enriching outdoor environment within a fenced community.





## Out and About

Wrapped up in its own extensive grounds, you needn't leave the comforting embrace of the Bostock Hall Estate to enjoy the greenery, with walks to be enjoyed around the lake and woodland.

Enjoy a spot of refreshment at local inn, The Hayhurst Arms, in easy walking or cycling distance, less than a mile away. Aside from The Hayhurst Arms, there are many notable eateries all around Bostock, ranging from coffee shops to fine dining restaurants.

Waitrose and Morrisons supermarkets are within around ten minutes' drive, with a fuel garage and convenience store just five minutes' drive away. Nestled in the heart of the Cheshire countryside, there are so many surrounding small towns within easy reach with enchanting and thriving high streets.

Commuting is so convenient, just five minutes from the A556 and motorway links, whilst Winsford Station is the nearest main rail link and only ten minutes away. For international travel, Manchester Airport can be reached in 35 minutes via the motorway.

A fantastic home for a mature couple or family who will relish the beautiful gardens and who appreciate and want to be part of a safe, more affluent private community in a beautifully curated historic setting; No 49 is also the perfect lock up and leave for those who travel regularly.

## Ask the owners

Where do you go when you need...



### *A walk*

Around the grounds at  
Bostock Hall



### *A bite to eat*

Eastern Revive, Davenham



### *A day out with the family*

Tatton Park, Knutsford



### *School*

Davenham CofE Primary  
School or The Grange School



### *Groceries*

Morrisons, Middlewich



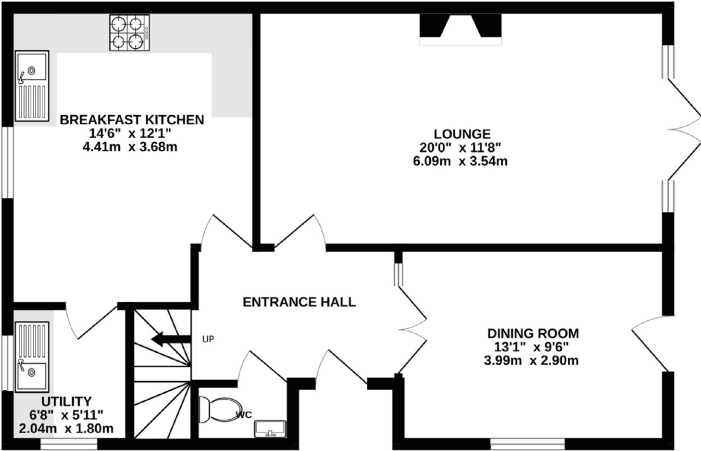
### *A local pub*

The Hayhurst Arms, Bostock

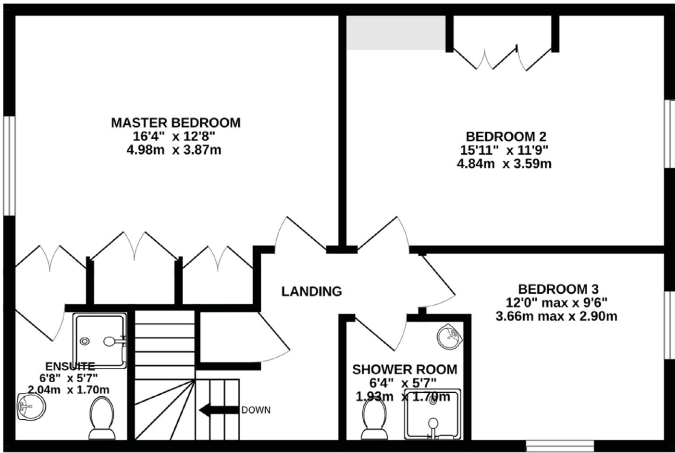




GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



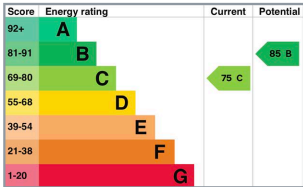
**TOTAL FLOOR AREA: 1333 sq.ft. (123.8 sq.m.) approx.**


Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

# Specifications

- Georgian country hall grandeur located within the grounds of Bostock Hall
- No onwards chain
- Secure, gated setting
- 3 bedrooms, 2 bathrooms
- 1333 square feet of internal living space
- Private garden and beautiful shared grounds
- Excellent amenities and commuter/transport links

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# 49 THE COURTYARD

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**STOREYS**

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