



Bostock House
— CHESTER —



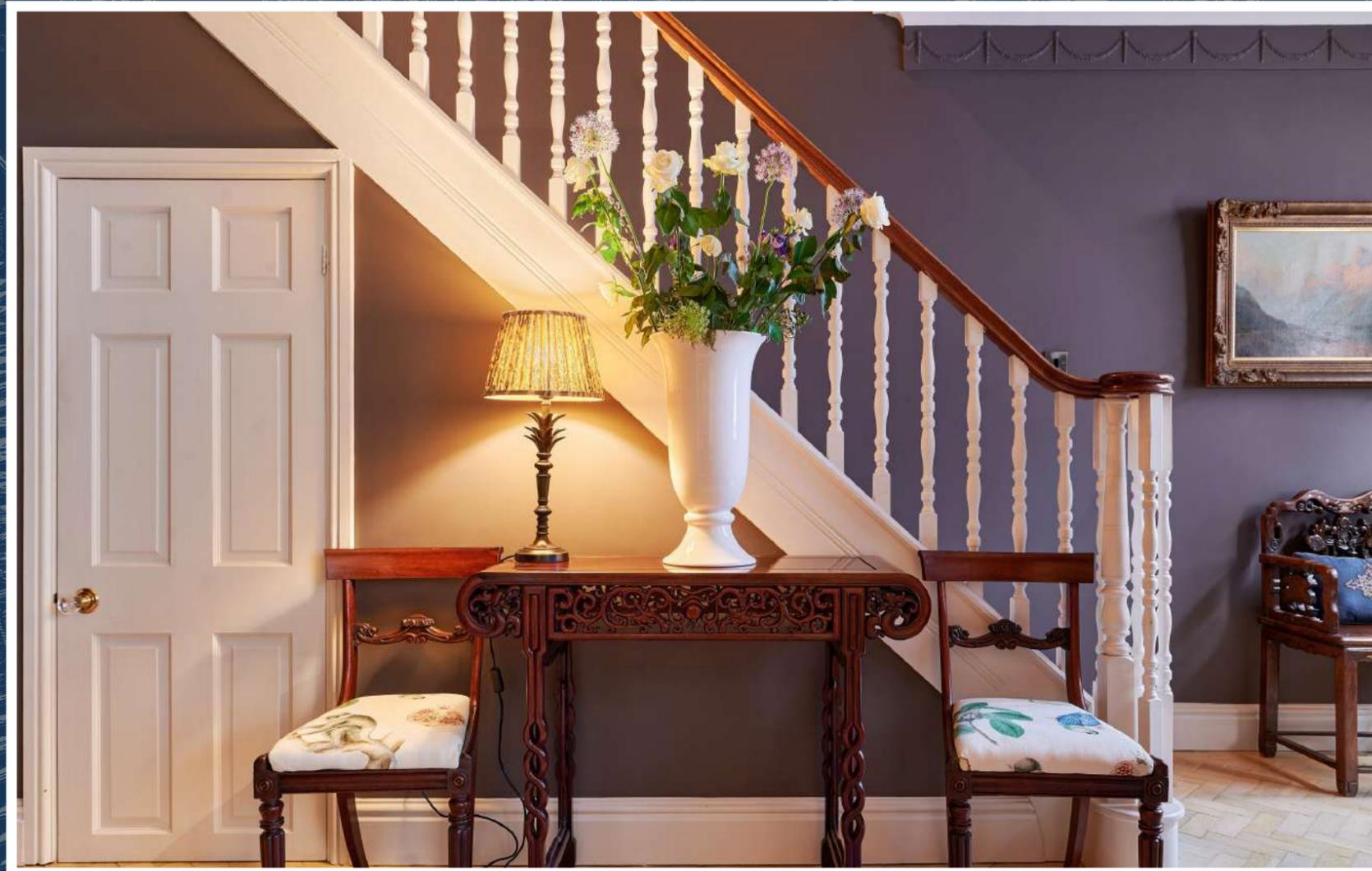
Bostock House

CHESTER

"It's fantastic having lived here, you're so close to all the amenities. I never use the car - you can walk everywhere. It's a beautiful old street, and unique."

UNIQUE SETTING

Renowned for its sense of close-knit community, the conservation area of King Street, in the heart of Chester and within the warm embrace of the ancient city walls, is home to Bostock House, a spacious yet warm and welcoming home rich in history and within walking distance of the city centre.



A TASTE OF HISTORY

An area once devoted to orchards and farmland, belonging to the monks, King Street became a desirable residential and merchant area in the 1700s and 1800s, and now lays claim to being one of the most prestigious residential neighbourhoods in the city centre.

Embracing a quirky history, Bostock House is believed to be a former tannery, built around 1790 and named after Henry Bostock, the inventor of shoe sizes and the ready-made shoe, who paved the way for the era of standardised shoes.

Refurbished and lovingly renovated over the years, Bostock House retains much of its period character in its high ceilings, hardwood floors and Grade II listed sash windows.

With an integral single garage alongside a parking space within the shared cobbled courtyard, park the car and forget all about it; all you need is within a short walk of the front door.

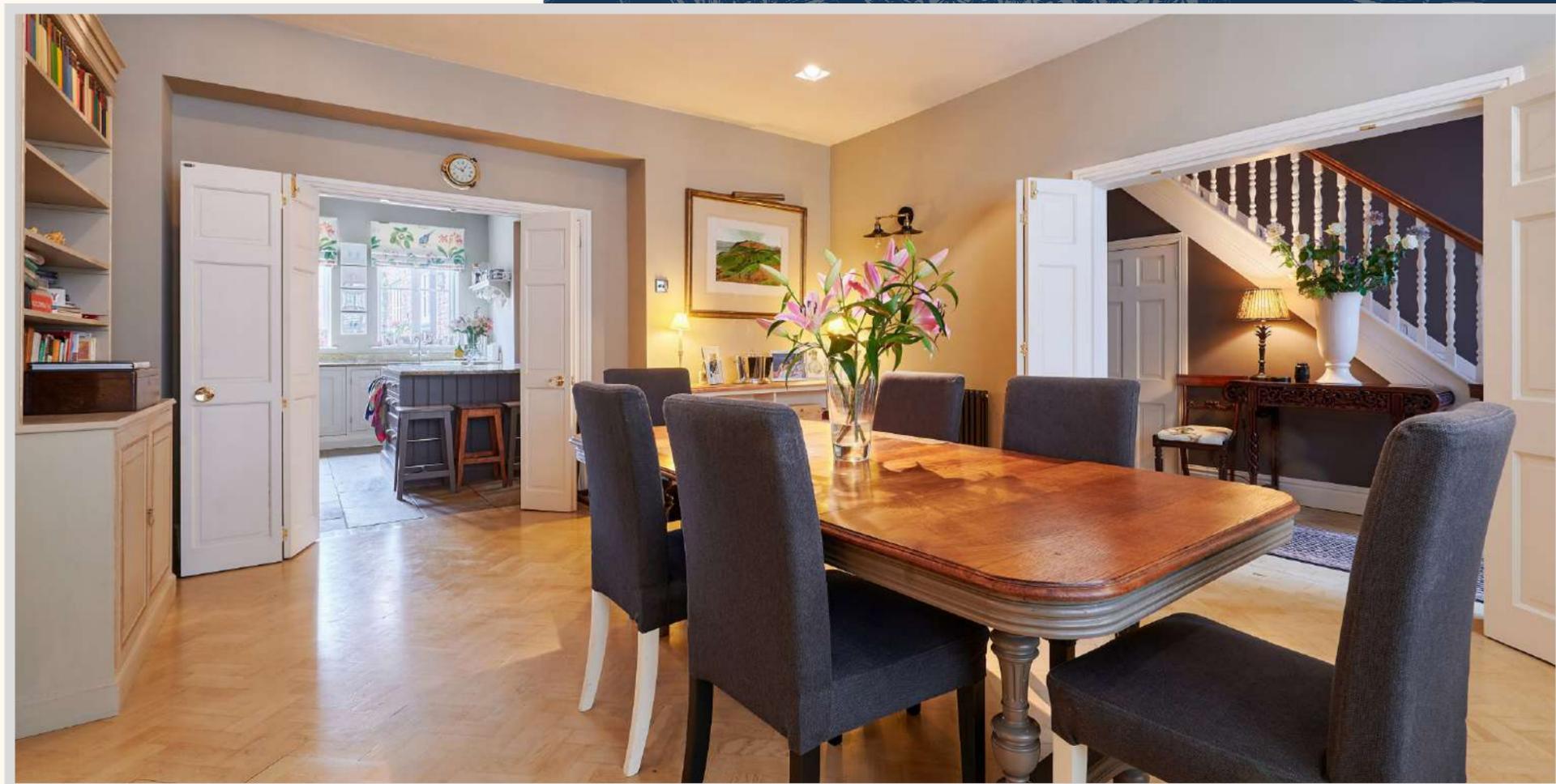
Outside, the cream paintwork has been refreshed and repointed in 2020, testament to the high levels of maintenance throughout the home.



Surprisingly quiet, Bostock House is a residential retreat in the heart of the city, with the period door, surrounded by coloured stained-glass, opening to a broad and bright entrance hallway.

Allowing the harmonious proportions of its graceful Georgian design to speak for itself, the soft, heritage decorative palette at Bostock House is timelessly townhouse.

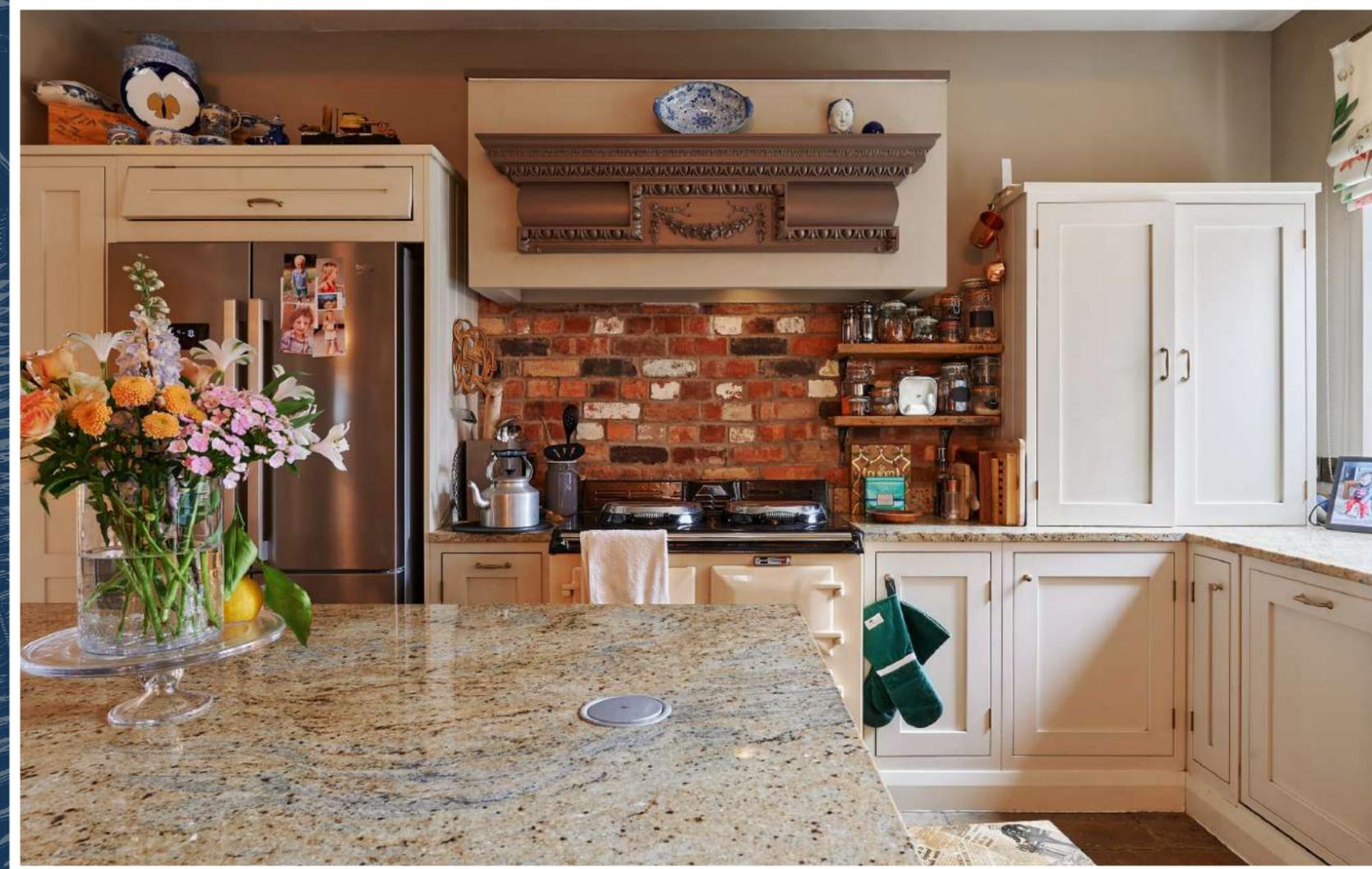
The broad hallway, with its original woodblock flooring, sanded and restored, and elegant spindle staircase leading up ahead, creates a spacious feel upon arrival home.



THE WARMEST OF WELCOMES

Doors fold open to the left, into the dining room, where plantation shutters dress the wide window, overlooking the cobbled street to the front. A sizeable room, wonderful when entertaining, warmth emanates from the gas log burner style fire.

Cleverly zoned by bifolding doors, which open to create a seamless flow to the open-plan kitchen-dining-living room to the rear, you also have the opportunity to close them to provide pockets of privacy.



FEAST YOUR EYES

Open plan, yet classically Georgian in the soft, muted décor and high ceilings, traditional comforts meet contemporary flow in the spacious kitchen, with its old-fashioned flagstone flooring.

"The kitchen is always warm. Our family congregates here, it's very much the heart of the home."

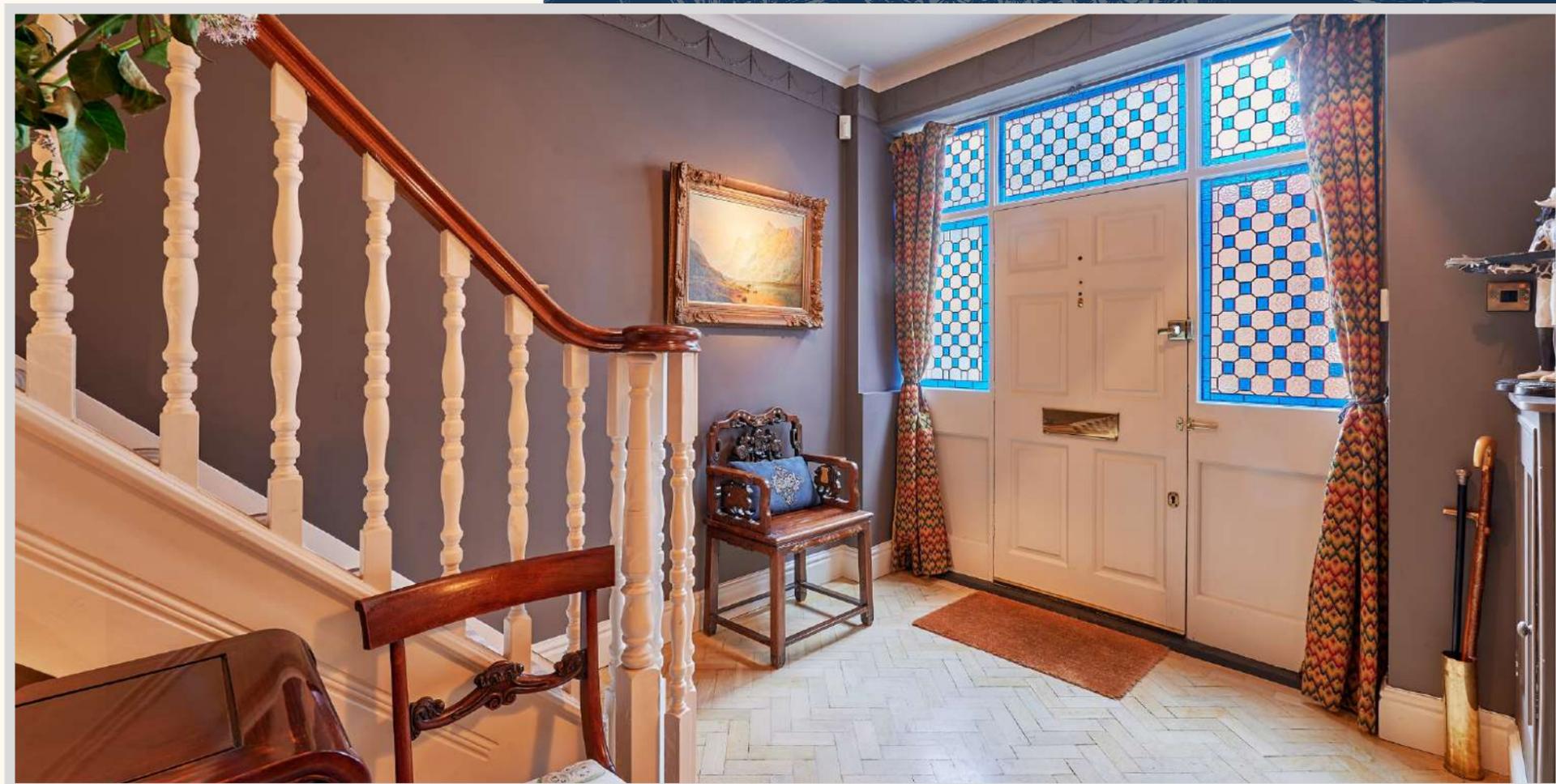
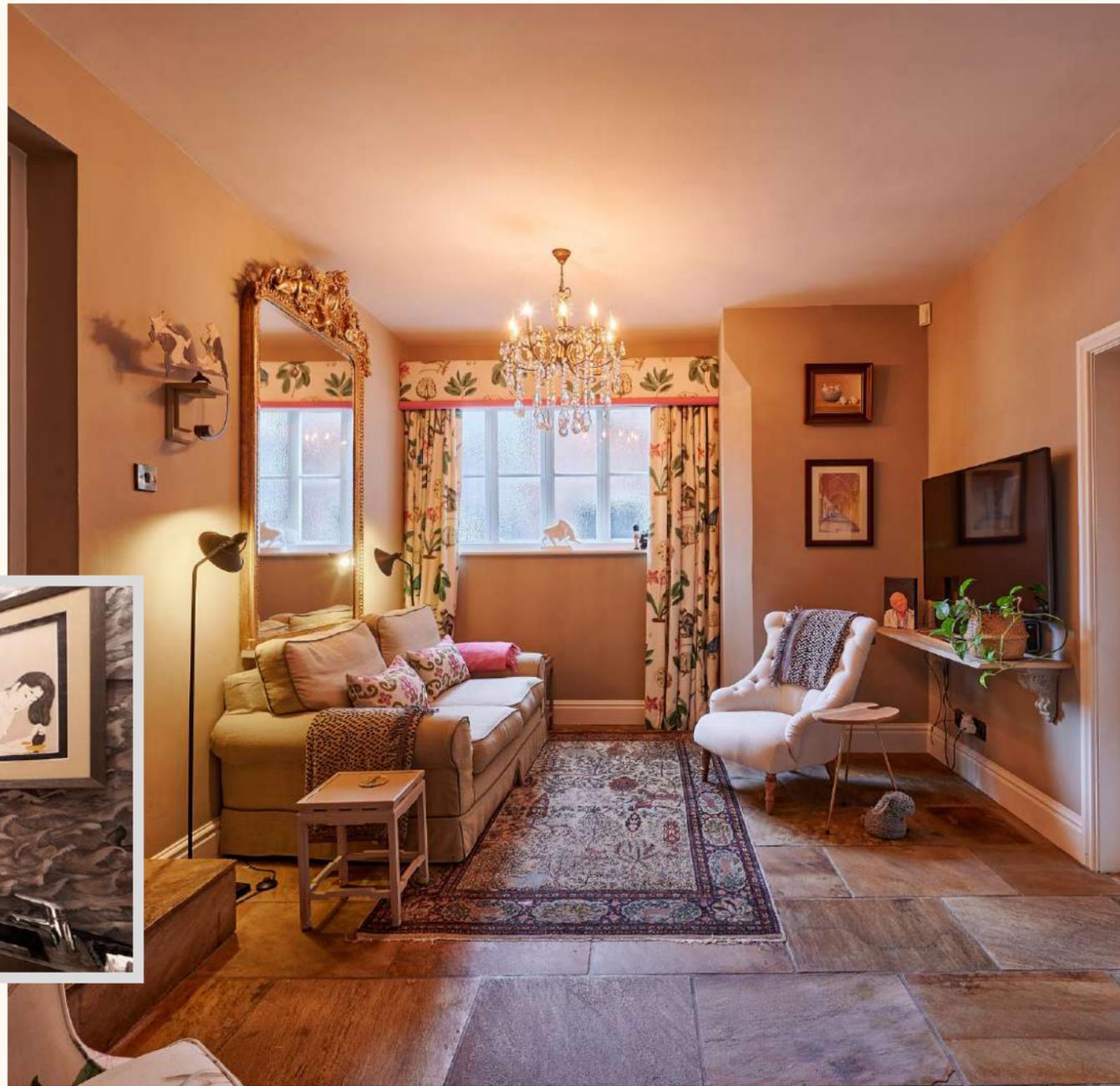
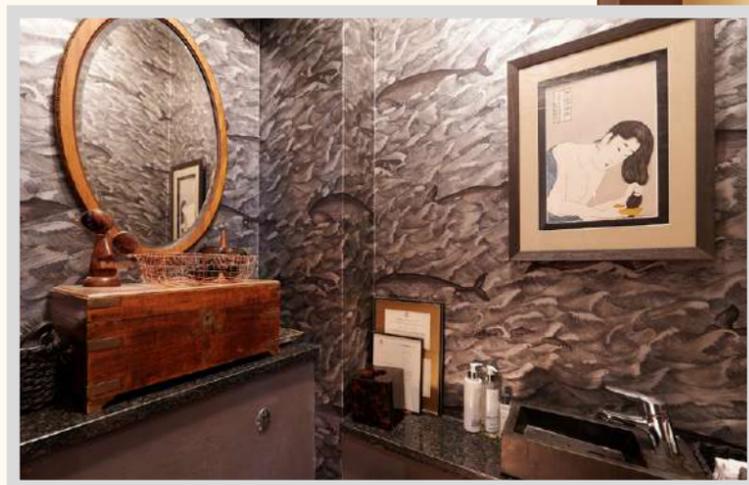


Wonderful for entertaining, the cream, gas fired Aga, recessed within its ornately carved inglenook surround, emanates warmth and serves as a natural draw. Cream cabinetry with practical pull-out cupboards provides plenty of storage, with ample preparation space available on the granite worktops.

Gather around the sociable central island, the perfect spot for breakfasting, with space for several stools.

A kitchen that works for you, there is room for a large double fridge, and dishwasher, with plumbing for a washing machine found in the integral garage which opens off the kitchen. There is plenty of scope to convert this area into a spacious utility or boot room, should you wish.

Towards the rear of the kitchen is a cosy and light lounge area.



VERSATILE SPACES

A fantastically versatile space, on this ground floor, the rooms flow freely into each other, easily closed off at will. From the lounge area, the kitchen reconnects with the entrance hallway, offering enchanting views back along to the stunning stained-glass entrance.

On the left, the downstairs WC with wash basin, can be found next to a sizeable cloakroom cupboard, before retracing your steps to the foot of the stairs. Glancing upward, take a moment to admire the ornate coving, before ascending to the first-floor landing.



Original woodblock flooring, lovingly restored, extends underfoot, whilst to the left lies the ensuite master bedroom. The bedroom benefits from calming walls of duck egg blue, whilst three shuttered sash windows draw in light from the front. Bright, and spacious, there is ample room for wardrobes should you desire. The ensuite with full length bath and shower, is tiled in grey slate.

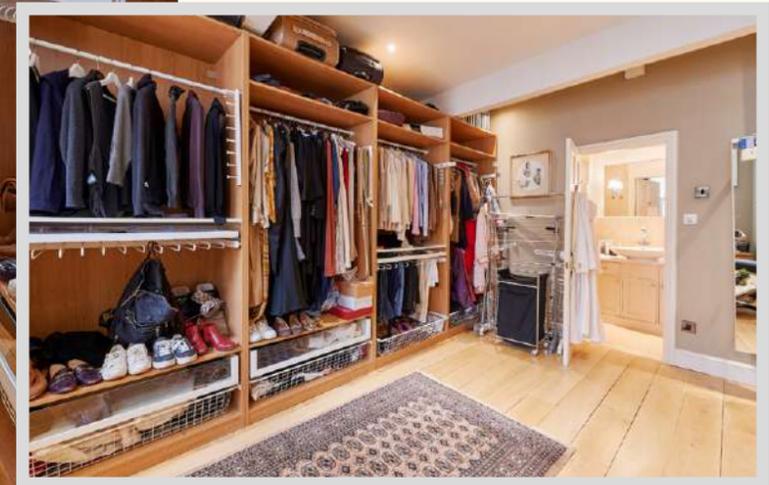
"The first floor is flexible and rooms could easily be repurposed."

BEDTIME BECKONS



Large, purpose-built linen cupboard is situated under the stairs on the right of the landing en route to bedroom two. Currently serving as a dressing room, this capacious bedroom is furnished with large, open wardrobes, and served by a beautifully tiled, wet room ensuite, with walk in shower, wash basin and WC.

A further potential double bedroom, currently utilised as a study, overflows with character, with its double height, beam-spangled ceiling and quirky corner alcove cupboard.

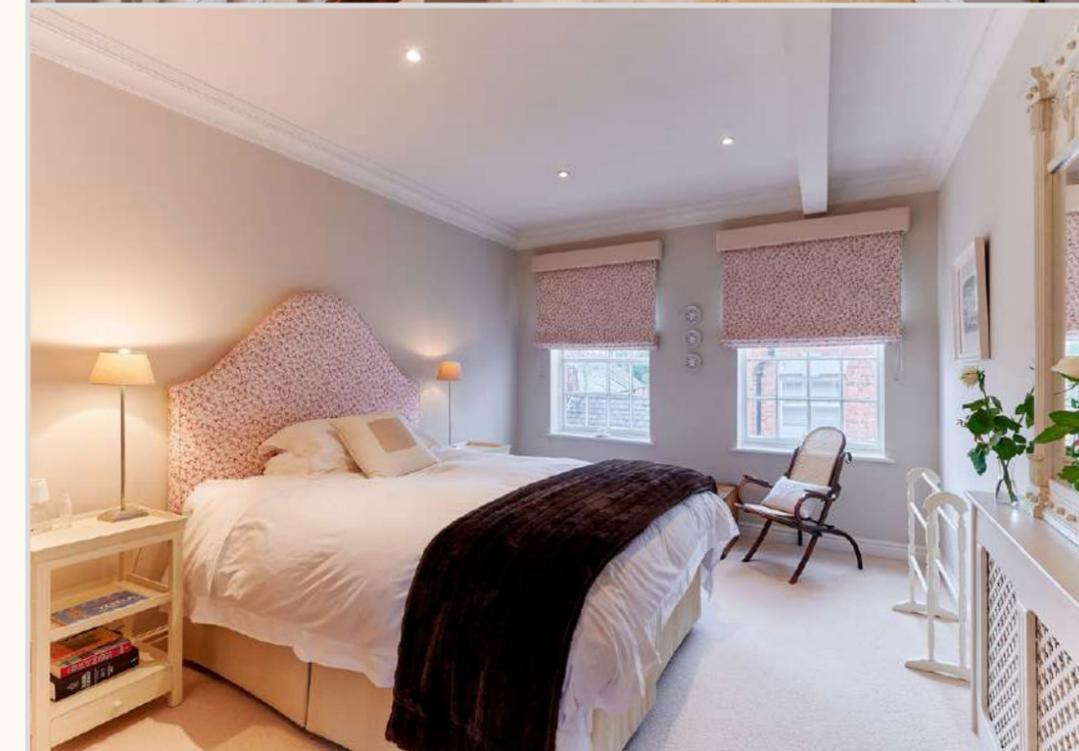




ENTERTAINING HAVEN

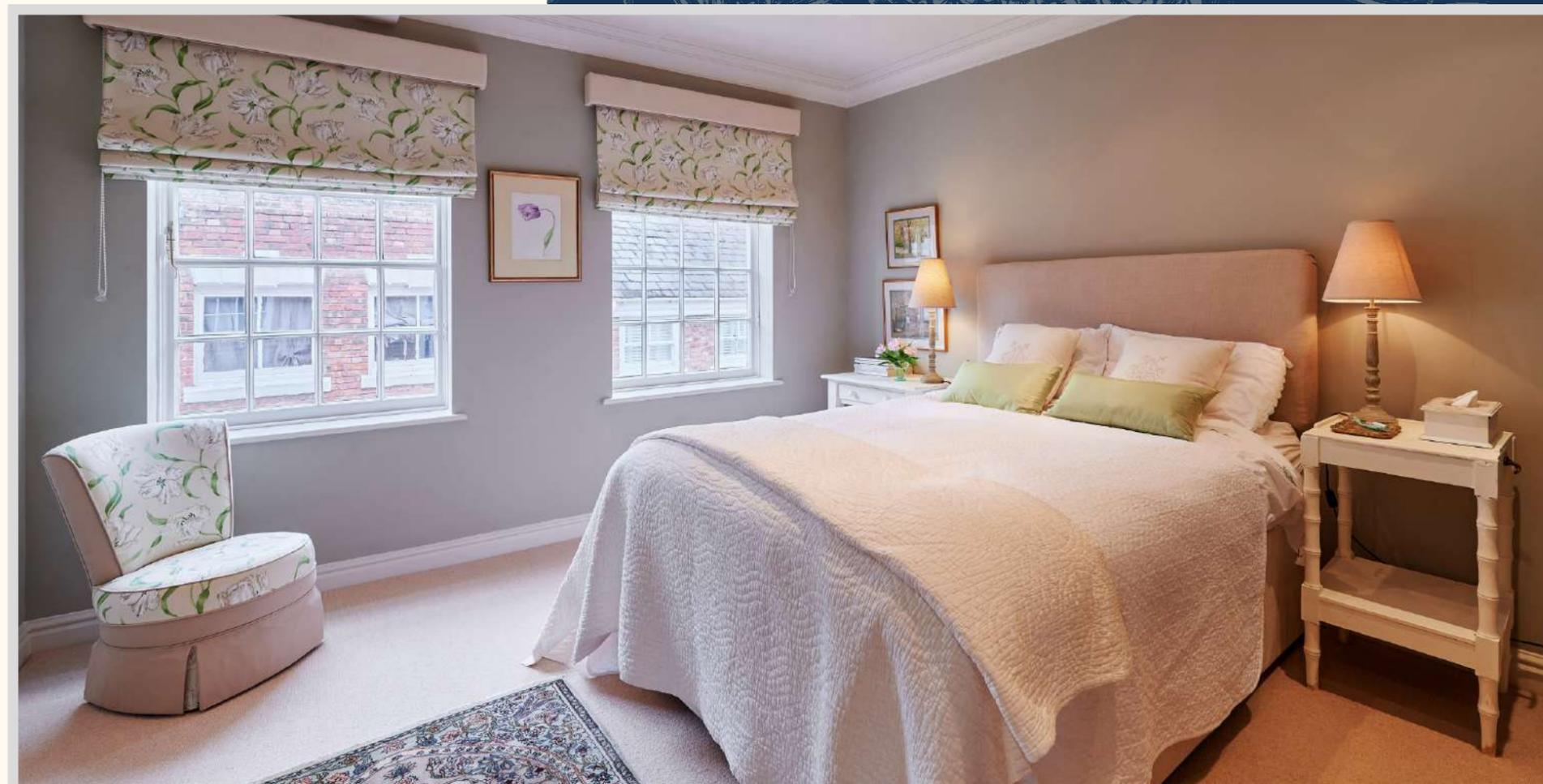
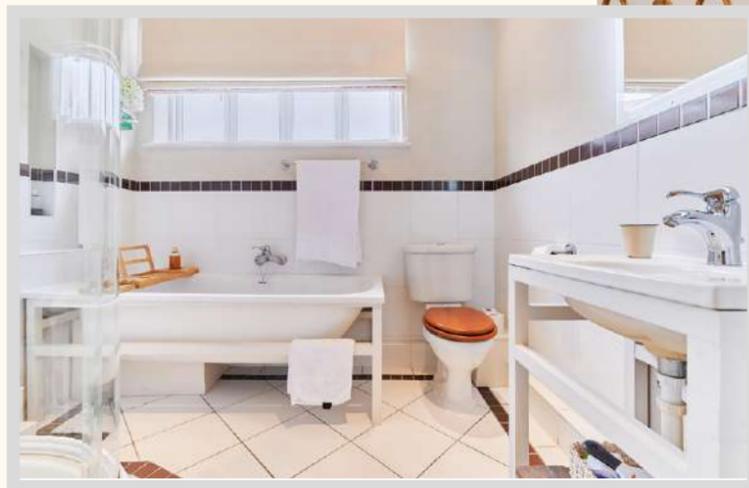
Overlooking the cobbled courtyard through a quartet of shuttered windows, step through into the formal drawing room. The ultimate room in which to entertain, a Chamwood log-burning stove emanates warmth, with interesting original features from the floor to the exposed beam above.

Stairs lead up to the second-floor landing, where three light-filled double bedrooms, furnished once more with plantation shutters, all look out to the City Walls.



ROOM FOR ALL

Two of the bedrooms are served by the house bathroom, tiled in the same natural hue stone as the first-floor bathroom, and furnished with heated towel radiator, wet room shower, wash basin and WC, whilst bedroom three features its own bathroom ensuite. The large capacity boiler serves each bathroom capably.



Affording so much space for family and friends, this second floor offers the flexibility to serve your needs, welcome guests, create hobby rooms, games rooms, offices or even a self-contained apartment for multigenerational living.

Above, there is also a floored loft, accessed by a pull-down ladder, running the full length of home, which is ideal for storage.



REACH NEW HEIGHTS

The jewel in the crown of Bostock House is its sublime roof terrace. A sunny retreat in the summertime, this peaceful, private oasis is sheltered and supplied by running water and electricity.

With its urban outlook onto the Storyhouse behind and to the Welsh hills in the distance, this south facing sun trap is the ideal spot in which to enjoy the warmth until late at night in the summer.





ON THE TOWN...

Its own community within the beating heart of Chester, King Street is arguably the city's premier residential address. Nestled within the City Walls, with a range of amenities and attractions on the doorstep, the Storyhouse - theatre, library and cinema in one - is just around the corner.

Enjoy brunch at Marmalade, or one of the many delightful cafes nearby, and dine out with friends in the evening at wine bar Covino.

With a Post Office handy, you also have the New Chester Market with its indoor hall, supplying a variety of foods, with an excellent fishmonger and butcher; there's no need to visit a supermarket when you can pick up your fruit and veg daily, on your doorstep.

There is also a six-screen cinema, with the Cathedral close by, regularly hosting amazing concerts and art installations.

Not only does the house have near-instant access to be able walk the ancient 2 mile long Roman Walls, it also boasts many walks close by, from eight-mile loops along Dukes Drive and down beside the River Dee, to the nearby Racecourse, cycle ways and footpaths are in plentiful supply.

Commute with convenience to both Liverpool and Manchester via the M53 and M56, whilst Chester station, within a 15 minute walk, also offers rail links to London Euston via Crewe.

With award winning independent schools, King's and Queen's, in easy reach, Bostock House offers spacious living for families of all ages and stages.

A beautifully maintained home, in a desirable location and within the supportive King Street community, Bostock House offers comfortable, convenient, city townhouse living.



Bostock House

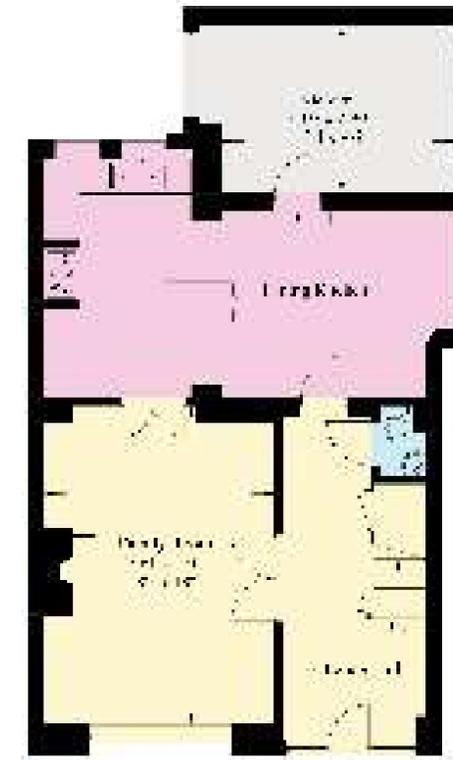
CHESTER

FINER DETAILS

- Freehold
- Conservation Area
- Grade II listed
- Secondary glazing
- South facing roof terrace
- Garage
- Gated parking



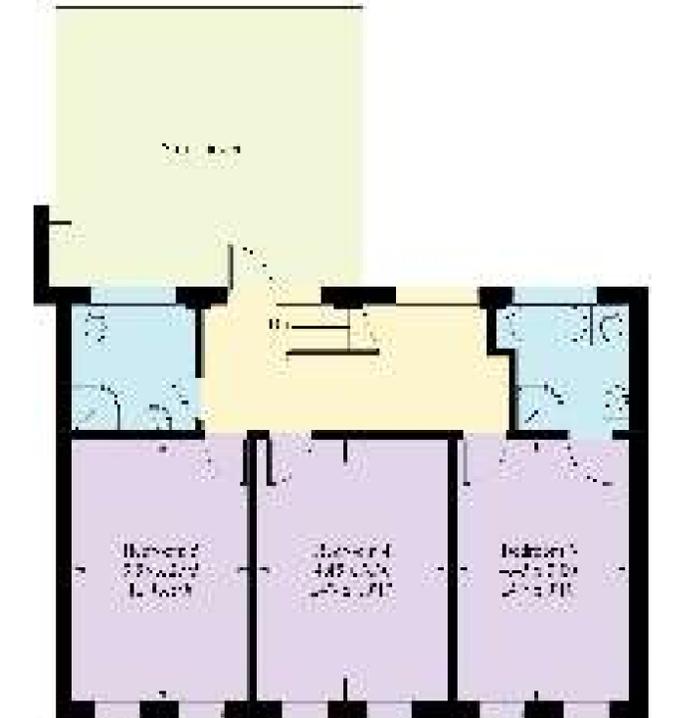
Approximate Gross Internal Area = 2512 sqm (2704 sq ft)
(including Garage)



Ground Floor



First Floor



Second Floor

Bostock House

CHESTER

presented by

CURRANS

unique homes

/// WHAT3WORDS: plenty.labs.soon

To view Bostock House
Call John
on 01244 313 900
Email: john@curransunique.co.uk

18 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



SCAN ME TO
BOOK A VIEWING