

PLAS BOSTOCK FARM
HOLT





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Pull off the quiet country lane and discover the serenity and seclusion of Plas Bostock Farm, a hidden haven made for magical childhood adventures, just a five-minute walk from the local shop and a convenient 20 minutes from the vibrancy of Chester city centre.

CLASSIC COUNTRY LIVING

Nestled in 6.5 acres of gardens, paddocks and woodland, Plas Bostock Farm carries its period poise with dignity, dating back to the 16th century in parts, and Grade II listed. Celebrating the prestige of its past, Plas Bostock Farm retains many original features, yet this is a home enhanced and updated for modern day living, making it a fabulous family home with endless possibilities.

Pull up along the sweeping gravel driveway, where parking leads to further parking in a large area to the rear of the home, which embodies the pleasingly classic doll's house symmetry of its era.





DOLL'S HOUSE SYMMETRY

Beyond the vast front lawn, a white picket gate leads to the part glazed front door. Step inside, where broad stone-toned tiles warmed by underfloor heating extend in the entrance hall. Broad and bright, mellow citron tones add a note of warmth to the walls, while ahead, the smooth coil of the curve of the newel post in the original staircase, a vision of elegant design, is an invitation to the touch.

RELAX AND UNWIND

Deep architraves dress the grand doorway to the left, which leads into the formal drawing room, where an ornate black cast iron fireplace with intricate floral motifs evokes the Victorian heritage of the home, housing a log-burning stove which fills the room with welcoming warmth. Cosy, quiet and relaxing, light floods in through the tall window overlooking the lawn and fields to the front. Above, beams adorned in vine-inspired motif plasterwork are evocative of the olde-worlde elegance of the Victorian era.





FORMAL SPACES

Across the entrance hall, wine and dine in the dining room, where solid wood flooring flows underfoot and ornate dentil corning fringes the ceiling as light streams in through the tall window at the front. Sage green décor, arched alcoves and an ornamental, recreation fireplace combine to create a vision of elegance, ideal for entertaining, special occasions and Sunday dinners. This versatile room could also serve as a living room or home office.

SOCIABLE HEART OF THE HOME

Opening up to the rear, the sitting room serves as the sociable heart of life at Plas Bostock Farm, anchored by the impressive inglenook fireplace, within which a log-burning stove infuses warmth and welcome.

Accessed from the sitting room, step up to a versatile snug room with wooden flooring and woodland green walls, ideal as a dining room, playroom or reading room.





FAMILY TIME

Feast your eyes on the kitchen, where a four-oven electric Aga with mirrored splashback sits within a white inglenook beneath inset spotlighting. Gather sociably at the central island, where marble worktops provide plenty of preparation space. Underfloor heating permeates beneath the stone-coloured tiles, which flow through from the sitting room. Appliances include an inset sink, fridge freezer plumbed for water, and dishwasher all illuminated by undercabinet lighting.

SAVOUR THE MOMENT

Supremely spacious, tucked off the kitchen is a sizeable utility room, where traditional country cabinetry houses cupboard and drawer storage alongside a deep Belfast sink, flanked by solid wood countertops. Brimming with light, views extend out over the patio terrace, while plumbing is in place for a washing machine and dryer. Beyond, the utility connects through to a handy downstairs WC and airy boot room, with high ceiling, and pleasingly period doors featuring leaded lights, opening out to both the front and the courtyard at the rear.





BEDTIME BECKONS

Returning to the entrance hall, ascend the staircase, where a wave of unique solid wood panelling accompanies you to the fork, where it divides both left and right.

Light streams in through a large window on the landing to the right, framing unbroken views out over the countryside, a reminder of the serenity and seclusion of the setting.

Also sharing these rural vistas is bedroom two, positioned to the front and featuring imposing, Narnia-esque wardrobes brimming with storage, alongside a period fireplace. A deep architrave - a feature throughout - crowns the broad doorway, amplifying the sense of spaciousness in this light-filled double bedroom.





A MASTERPIECE

Across the landing, the principal bedroom is a picture of restful calm, dressed in soothing shades to the walls, alongside cheetah-pattern wallpaper featuring on the chimney breast wall, where an open fire sits within an imposing surround. Wake up to soul-soothing views out over the fields and hedgerows, before freshening up in the remarkably spacious en suite.

Formerly a fifth bedroom, there is now so much space to refresh and dress beneath the beamed, spotlit ceiling, with a walk-in shower, storage-laden vanity unit wash basin, cast iron style radiator and space for a dressing table and freestanding armoires. Wooden flooring underfoot harmonises with the timbers within the exposed brick feature wall, revealing the older origins of Plas Bostock Farm.



ROOM FOR ALL

Returning to the divide in the staircase, whose hand-turned spindles hint at the quality of craftsmanship of the home, take the left ascent to arrive at the oldest part of Plas Bostock Farm, home to two further spacious bedrooms and a bathroom.

With exposed beams in the ceiling and views over to the garden and fields to the side, the third of the bedrooms - all of which are king-size or super-king-size - is a tranquil haven with a quiet ambience.

Opposite, the fourth of the bountiful bedrooms evokes its own personality, with inlaid beams overhead and enchanting countryside vistas.







SOAK AWAY YOUR CARES

Contemporary and classic combine in the family bathroom, where a roll top bath invites leisurely soaks, complemented by a walk-in shower and curving vanity unit wash basin, with ample drawer and cupboard storage, topped in quartz worktops. There is also a WC.

Stairs lead to a loft level above, offering plenty of potential for adaptation and development, subject to permissions. Further potential can be found at the bottom of the servant's staircase, leading to a cellar and also providing access through to the kitchen.

GROW WILD AND FREE

Step out from the kitchen onto a sun-warmed patio courtyard, perfect for morning coffee accompanied by a backdrop of birdsong, and evenings entertaining beneath dusky skies. Characterful outbuildings including a feed barn, quaint piggery, rustic chicken shed, and lambing barn, provide plenty of storage and offer vast potential for use.

For equine enthusiasts, there are two stables with electricity, a feed room, barn and a manège that, with a little love, could come back into full use. From tree-climbing to ball games on the lawns, there is ample space for the addition of a tennis court if desired.





HAZY ORCHARD DAYS

Beyond, two open fields offer extraordinary potential, whether for a smallholding, accommodating a pony or two or simply the joy of watching deer graze at dawn. Over a century old, the orchard, largely made up of pear trees, is ripe for the harvest come autumn.

In April and May, when the hawthorn blossom drifts across dappled paths, the garden at Plas Bostock Farm takes on a unique magic, perfect for picnics and blissful spring walks beneath the boughs.

Approximate Gross Internal Area = 277.32 sq m / 2985.06 sq ft
 Cellar = 20.73 sq m / 223.14 sq ft
 Total = 298.05 sq m / 3208.2 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1224040)



FINER DETAILS

- Freehold
- Grade II listed
- Approx 6 acres
- Rewired and replumbed in 2019
- Electric Aga
- Oil central heating
- Cellar
- Septic tank compliant
- Underfloor heating in kitchen
- Log burners

OUT AND ABOUT

A world away from the pace of everyday life, Plas Bostock Farm still enjoys the best of both worlds: enveloped by nature and countryside, yet accessible - just five minutes from the local village shop and Post Office and only twenty minutes from the historic heart of Chester, perfectly placed for both peaceful living and everyday ease.

Immersed in countryside, take to the winding lanes and head toward Farndon or Holt, where a collection of traditional butchers, bakeries, takeaways and independent shops await. Pick up prescriptions from the local chemist or call in for a thirst-quencher at The White Horse in Churton, The Cock O'Barton or The Hare and the Raven in Farndon.

For weekends with family, Chester Zoo, Erddig Hall and Cheshire Oaks are all close by – and the mountains and beaches of North Wales await just beyond.

For families, schooling is strong with top-rated options including King's and Queen's Schools, Abbey Gate College and Bishop Heber close by. Commuters can enjoy easy access to the A483 and M53/M56, with Crewe railway station around 35 minutes away.

In every direction, countryside, character and community combine close to Plas Bostock Farm, a home of endless possibilities both indoors and out. A family home for making memories, where seclusion and connection combine and where rural life is far from remote.



presented by



/// WHAT3WORDS: prefect.deciding.sweetly

To view Plas Bostock Farm
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