



## 44 The Courtyard

Bostock Hall, Bostock Road, Bostock Green CW10 9JN



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Offers Over - £350,000

Bostock Hall, is a prestigious Grade II listed Georgian mansion estate located in Cheshire, originally dating back to 1771. The hall and its surrounding estate were redeveloped in 1998/99 by PJ Livesey, transforming the mansion into elegant apartments and converting the estate buildings into a collection of unique homes. 44 The Courtyard forms part of a select development of properties offering spacious living accommodation, a private garden, resident and visitor parking plus a single garage. To the ground floor there is a welcoming hallway, large sitting room, breakfast kitchen and WC. To the first floor there is a family bathroom two double bedrooms with the master bedroom affording an en suite shower room.

Residents enjoy access to 14 acres of beautifully maintained parkland, including woodland walks, a large ornamental lake and landscaped communal gardens. Properties range from mews houses and courtyard homes to apartments within the hall itself. Examples include The Batchelors Wing and The Walled Garden, each offering distinctive layouts and character.

Whether you are seeking a peaceful retreat or a refined base with excellent transport links, this unique property delivers charm, privacy and lifestyle in equal measure.

## LOCATION

Bostock Green itself offers is conveniently situated between Northwich and Crewe, with easy access to the M6 motorway, commutable to Manchester, Liverpool which is approximately 35 minutes drive by car, and Birmingham. Manchester Airport is approximately 20 miles away. Well connected by road and nearby rail stations (Winsford and Sandbach), plus scenic canal routes via the Trent and Mersey Canal. On the educational front, a selection of well rated primary and secondary schools, including Middlewich High School. The area also has a selection of independent shops, supermarkets, pubs, and restaurants, plus recreational facilities.







### **ACCOMMODATION**

The Courtyard is set back from the resident parking with a beautiful deep set communal lawned frontage and pedestrian pathway.

### **ENTRANCE HALL**

Timber framed door with part glazed units through to the entrance hall having a radiator.

### **GROUND FLOOR WC**

Having a WC and wash hand basin, part tiled walls, radiator.

### **SITTING ROOM**

A large sitting/dining room having windows and French doors leading out to the rear garden, radiator, stairs to the first floor landing with a useful storage cupboard beneath.

### **BREAKFAST KITCHEN**

Fitted with a range of white fronted wall, base and drawer units, single drainer sink unit, electric oven, electric hob, extractor, integrated dishwasher plus fridge freezer, washer/dryer part tiled walls, space for a breakfast table, radiator, window to front.





## FIRST FLOOR LANDING

Spacious landing with a walk in airing cupboard and access to the loft space.

## BEDROOM 1

A double bedroom with a window to rear looking out onto the garden, range of fitted wardrobes providing ample hanging a draw space, radiator.

## ENSUITE SHOWER ROOM

Shower cubicle with a mains shower, WC and wash hand basin with a vanity mirror and shelf above, heated towel rail and tiled walls.

## BEDROOM 2

Second double bedroom with two windows to front, fitted wardrobe with sliding mirrored doors, radiator.

## BATHROOM

A three piece suite comprising a panel bath and shower screen, mains shower, WC and wash hand basin, vanity mirror and a heated towel rail.





## OUTSIDE

On approach to 'The Courtyard' there is resident and visitor parking plus a separate single garage.

## GARDEN

Lawned garden to rear and patio area.

## SERVICES

Mains electric, gas, private drainage.

## COUNCIL TAX

E

## EPC

C

## TENURE

Rostons understands that there are maintenance charges of approximately £250/month. Please ensure these charges and length of lease are clarified prior to exchange of contracts via a legal representative.

## DIRECTIONS

Sat Nav CW10 9JN

What3words

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## APPROXIMATE DISTANCES

Middlewich 2.6 miles

Winsford Trains Station 2.2 miles

Hartford Train Station 5 miles

Crewe train station 12 miles

Liverpool 33 miles

Manchester Airport 19.7 miles







### **VIEWINGS**

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

### **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

### **SALE PLAN & PARTICULARS**

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

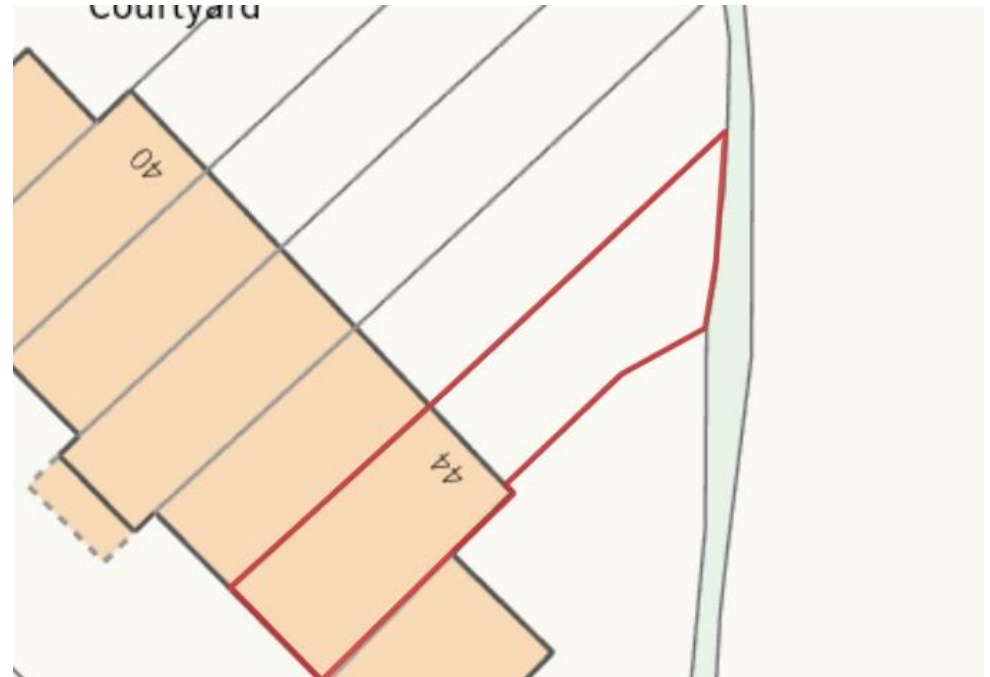




their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### **DISCLAIMER**

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for



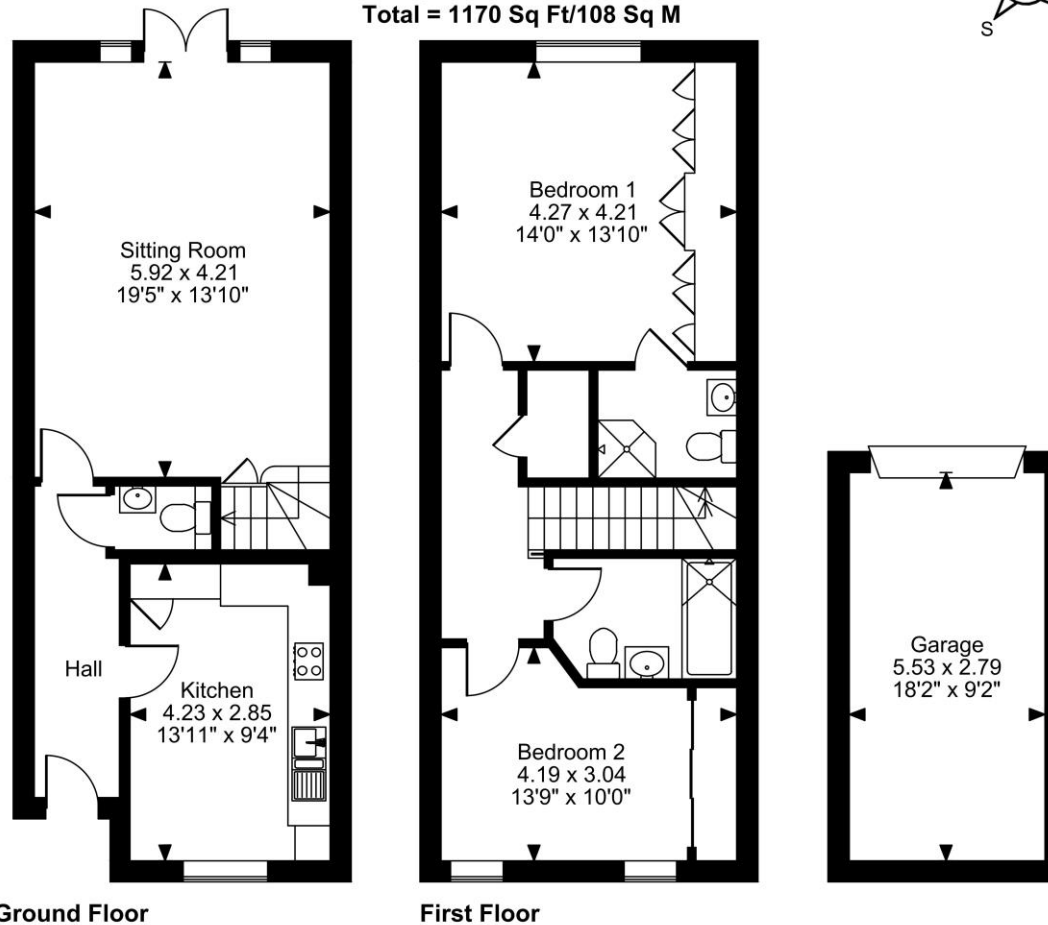
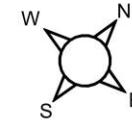
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**Approximate Gross Internal Area**

**Main House = 1004 Sq Ft/93 Sq M**

**Garage = 166 Sq Ft/15 Sq M**

**Total = 1170 Sq Ft/108 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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