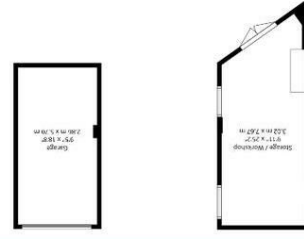


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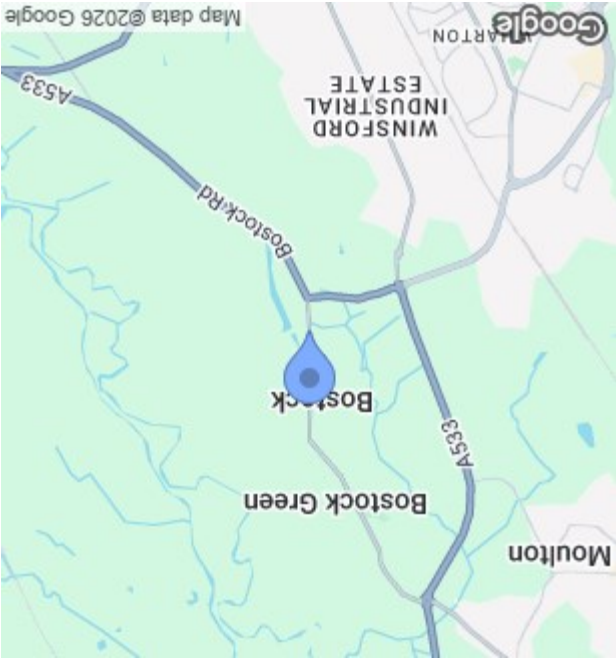
53 The Barns, Bostock Hall
Approximate Gross Internal Area:
1361 sq.ft / 127 sq.m



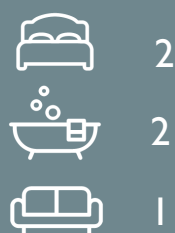
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England & Wales	
EU Directive 2002/91/EC	
Potential	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	



53 The Barns
Bostock Hall
Bostock
Cheshire
CW10 9JN



Asking Price
£335,000

Some homes offer more than just space; they offer a setting, a feeling, and the opportunity to make something truly your own. Set within an attractive courtyard, this characterful period home combines charm and practicality, with a layout that works well for everyday living while offering clear potential for thoughtful enhancement over time.

The approach immediately sets the tone. A gravel courtyard, framed by mature planting and a striking blossom tree, creates a sense of arrival that feels both welcoming and quietly distinctive.

Inside, the ground floor flows with ease. The main lounge is a well-proportioned and comfortable space, centered around a feature fireplace and complemented by exposed beams that add warmth and character.

To the front, the kitchen offers a functional layout with space for dining, positioned to capture views over the idyllic courtyard.

Upstairs, the first floor continues the home's balanced feel. Two double bedrooms are well-sized and filled with natural light; the main bedroom offers an abundance of storage via the fitted wardrobes and the added luxury of an en-suite shower room. There is a further light filled bathroom which services the second bedroom.

The outdoor space at 53 The Barns is a real highlight. A private courtyard sits directly behind the property, leading through to a generous lawned garden enclosed by mature hedging. The property benefits from a substantial detached workshop/store, thoughtfully named "The Potting Shed" alongside a separate single garage.

Positioned within a semi-rural setting yet remaining accessible to surrounding villages and key road links, the property strikes a balance between countryside calm and everyday convenience. A home with character, flexibility and clear potential, ready to be shaped around its next chapter.

