



Floor Plans

(Not to scale)

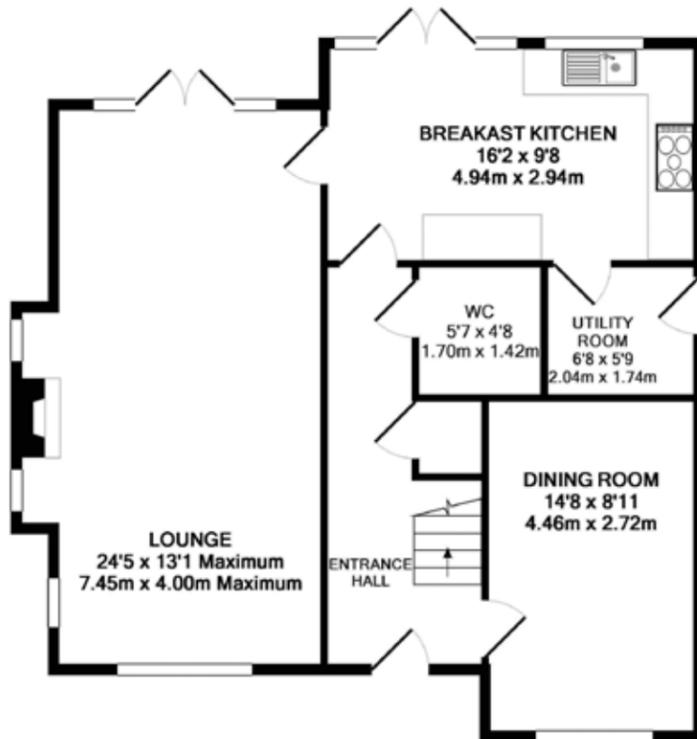


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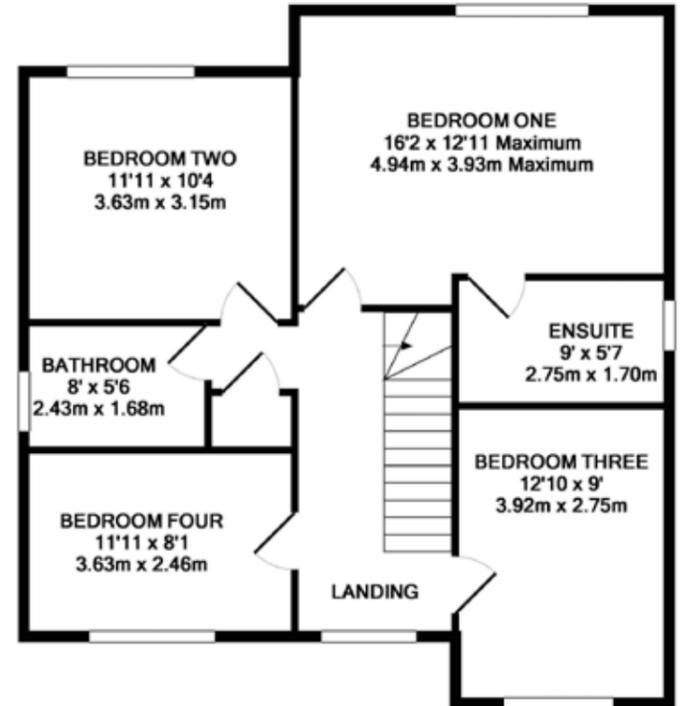
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 752 SQ.FT.
(69.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1520 SQ.FT. (141.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Cheshire CW9 5BJ

01606 330 303

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69 The Walled Garden

Middlewich, Cheshire CW10 9JN

 2 Reception Rooms  4 Bedrooms  2 Bathrooms

Hinchliffe Holmes are delighted to offer to the market this immaculately presented four bedroom detached residence situated in the Walled Garden, Bostock Hall. Externally there is an outstanding garden with raised flower beds with a wonderful selection of plants and shrubs. The big surprises is the secret garden, a large covered entertaining/relaxing area, perfect for those long summer nights. Viewing is highly recommended.

LOCATION

Bostock Hall is a grade II listed Georgian Hall. Originally known as Bostock House, its name was changed when the old Hall was pulled down in 1803. It was inhabited by Edward Tomkinson who had the Hall rebuilt to designs by the great architect Samuel Wyatt, and in later years was the seat of the France Hayhurst Family. In 1990 the artisan developers PJ Livesy converted the Hall and its surroundings, and now you are able to own not just a piece of an idyllic location, but a piece of history. The communal grounds extend to 14 acres of protected countryside and landscaped gardens.

DIRECTIONS

From our office on High Street head West onto Apple Market Street. Apple Market Street turns slightly right and becomes Weaver Way. After approximately 0.2 miles continue onto Barons Quay Road. After approximately 0.3 miles at the roundabout, take the 1st exit onto Leicester Street. After approximately 0.2 miles at the roundabout, take the 2nd exit onto Venables Rd. After approximately 0.3 miles turn right onto Chester Way/A559. Continue to follow Chester Way. After approximately 0.3 miles turn left onto London Rd/A533. Continue to follow A533. After approximately 0.8 miles at the roundabout, take the 2nd exit onto Kingsmead/A533. After approximately 0.4 miles at the roundabout, take the 2nd exit and continue to follow Kingsmead/A533. After approximately 0.7 miles at the roundabout, take the 1st exit and stay on A533. After approximately 1 mile at the roundabout take the 1st exit. After approximately 1.1 miles turn left onto the destination road. After approximately 0.2 miles the destination will be on the right.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Entrance Hall

Stairs to First Floor, coving to ceiling, smoke alarm, fitted carpet, radiator, understairs storage.

Living Room 7.44m (24'5) x 3.99m (13'1)

Double glazed window to front, fitted carpet, 3 double glazed windows to side, double glazed doors to rear, radiators, gas fire with granite hearth and marble effect stone surround with cast iron backing, inset spotlights to ceiling, coving to ceiling.

Dining Room 4.47m (14'8) x 2.72m (8'11)

Inset ceiling spotlights, coving to ceiling, double glazed window to front, fitted carpet, radiator.

Breakfast Kitchen 4.93m (16'2) x 2.95m (9'8)

Tiled floor, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and tiled splashback, stainless steel sink with drainer and swan style mixer tap, double glazed window to rear, partially tiled walls, display cabinet, inset ceiling spotlights, space for table, double radiator, double glazed patio doors to rear, fitted one and a half Range style oven with a 5 ring gas NEFF hob with extractor fan over, integrated dishwasher.

Utility Room 2.03m (6'8) x 1.75m (5'9)

Tiled floor, space for washing machine, integrated fridge/freezer under work surface, wall units, shelving and Worcester Bosch combination boiler, double glazed door to side, extractor fan and coat rack.

Downstairs Cloakroom 1.7m (5'7) x 1.42m (4'8)

Tiled floor, partially tiled walls, low level WC with push flush, heated chrome towel rail, wash hand basin with mixer tap.

FIRST FLOOR

Landing

Smoke alarm, loft access, fitted carpet, radiator, airing cupboard, double glazed window to front.

Bedroom One 4.93m (16'2) x 3.94m (12'11)

Double glazed window to rear, fitted wardrobes, fitted carpet, radiator. Door leading to:

En-suite Shower Room 2.74m (9') x 1.7m (5'7)

Double glazed opaque window to side, radiator, low level WC, large shower cubicle with curved glass door and chrome shower attachment, extractor fan, partially tiled walls, wash hand basin with chrome taps, tile effect vinyl flooring, shaver point.

Bedroom Two 3.63m (11'11) x 3.15m (10'4)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Three 3.91m (12'10) x 2.74m (9')

Double glazed window to front, radiator and fitted carpet.

Bedroom Four 3.63m (11'11) x 2.46m (8'1)

Double glazed window to front, radiator, fitted carpet.

Bathroom 2.44m (8'0) x 1.68m (5'6)

Tiled floor, fully tiled walls, double glazed window to side, low level WC with push flush, wash hand basin with swan style mixer tap, bath with glass shower screen and shower over, heated chrome towel rail.

OUTSIDE

Garden

Side access from the driveway to the rear where there is a patio area ideal for outside entertainment with a raised flower beds with well-established plants and shrubs. A gate takes you through to part of the walled garden of the original stately home and a path leads through the walled garden to a large private gravelled area ideal for entertainment with external lights, flower beds, trees and plants and a further side access leads to a clock tower. There is an external brick built potting shed with a window to the rear, power and light.

Garage 5.56m (18'3) x 2.84m (9'4)

With light and power and up and over door.

TENURE

Leasehold - The Freehold is owned and controlled by the residents of Bostock Hall. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band G.

POSTCODE

CW10 9JN

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

