

# The Ballroom

Bostock Hall



Stuart  
Rushton  
& COMPANY



A most interesting period conversion, offering well presented, spacious accommodation extending to just under 2,000 sq ft, including a superb open plan living space.

Bostock Hall is a wonderful stately home development situated in extensive formal grounds, in a lovely rural setting approached over a stone causeway across a splendid ornamental lake, converted and developed in 1997 by P J Livesey. The 14 acre (circa) include woodland and a lake with fishing rights for residents. There is a tremendous mix of houses, apartments and barn conversions comprising the division of the listed main hall and conversion of associated out buildings including some new buildings.

This individual property, which is one of the most interesting of all the period properties on the development, was originally used as the ballroom, adjoining the main hall. The quirky layout offers spacious accommodation over two floors, including a wonderful open-plan reception space on the first floor, adorned with a wealth of ornate structural and decorative timbers.







There are three good size ground floor bedrooms and two bathrooms - one being en suite to the principal bedroom. The property also benefits from allocated and guest parking, two single garages and a private walled courtyard garden.

Bostock, whilst having the feel of a wonderful rural environment lies within easy reach of Davenham village with Knutsford and Northwich further afield to the north and west.

At the front of the property is a shared parking area with allocated and guest parking. To the rear of the house is a wall enclosed courtyard garden. Owners of property within Rostock Hall become a shareholder in The Bostock Hall Management Company.



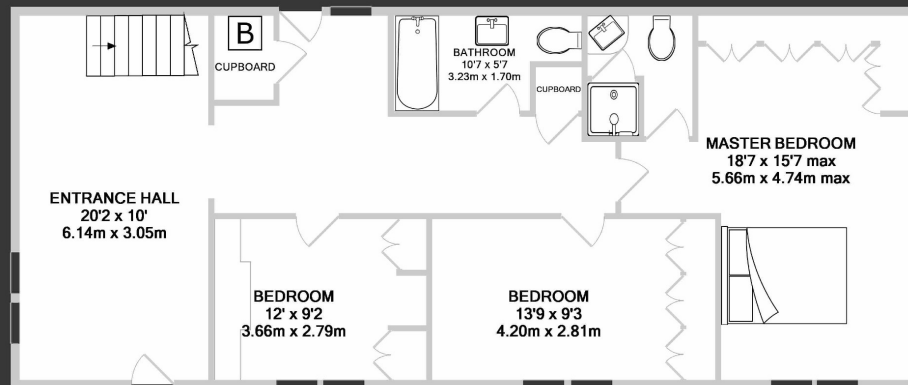
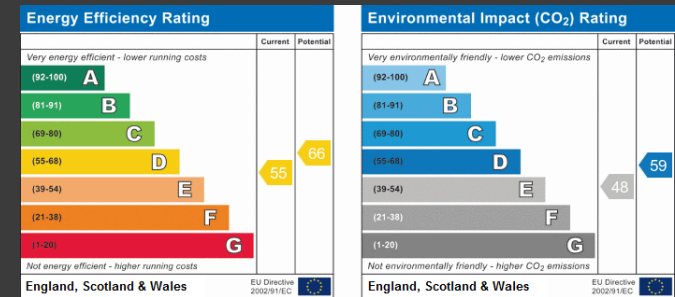
# The Ballroom

## Bostock Road

## Bostock Hall

## CW10 9JN

Price: £520,000  
 Tenure: Leasehold  
 Local Auth: Cheshire West and Chester



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 997 SQ.FT.  
 (92.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 959 SQ.FT.  
 (89.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1956 SQ.FT. (181.7 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.  
 Made with Metropix ©2017

01565 757000

35 King Street Knutsford Cheshire WA16 6DW

[www.srushton.co.uk](http://www.srushton.co.uk)

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

IMPORTANT NOTICE: Stuart Rushton & Company, their solicitors and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars, these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Stuart Rushton & Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

