



**Butterfield Hall Farm Plodder Lane, Bolton
Lancashire BL5 1AW**

£700,000

Hyde Estates are delighted to offer this detached extended barn conversion for sale. WOW! This three bedroom, true bungalow is part of an exclusive gated development and offers spectacular panoramic views of open farmland.



Accommodation

Entrance hall with hardwood flooring and space for a dining suite, the stylish main living room is equally spacious and has a vaulted ceiling with electronic velux windows with rain sensors. From the living room double doors open to a further reception room we have aptly listed as a sun lounge with vaulted ceiling and triple aspect windows overlooking the gardens and open aspect beyond. Bi-fold doors open out to the rear garden. Accessed from the entrance hall the modern fitted kitchen is fitted with an island unit and has a range of gloss fronted wall and base units with accompanying Quartz countertop, sunken 1.5 sink and five ring gas hob with extractor hood above. Fitted appliances include a double, eye level oven with microwave, dishwasher and wine chiller. Karndean flooring, tiled splashbacks, velux windows and door to the rear garden. From the kitchen is a utility room with wall and base units, inset stainless steel sink unit and plumbing for a washing machine with space for a dryer. Houses the boiler and underfloor heating controls.

The property has three double bedrooms; the main bedroom is fully fitted with robes, chest of drawers and dressing table, has dual aspect windows front and rear and benefits from a fully tiled en-suite shower room. Comprising modern three piece suite of; wc, washbasin and double shower. Mood lighting, electronically operated velux window and heated chrome towel rail. The second bedroom is again fitted and a generous double room with rear aspect. Bedroom three is a further double room accessed from the entrance hall. The family bathroom is fitted with a four piece white suite of; wc, washbasin, bath and separate shower cubicle. Fully tiled with Travertine tiles, heated chrome towel rail, frosted window and extractor fan.

Room Measurements

- Entrance hall with dining area: 18'4" x 11'3" at extremes
- Living Room: 19' x 18'11"
- Sun Lounge: 17'9" x 12'9"
- Kitchen: 17'10" x 12'3"
- Utility Room: 8'10" x 4'3"
- Bedroom 1: 16'9" x 14'8" at extremes
- Ensuite: 8'2" x 4'11"
- Bedroom 2: 12'2" x 11'
- Bedroom 3: 13'8" x 7'2"
- Family Bathroom: 10'3" x 8'

Gardens

Externally the property has a block paved courtyard with parking space for multiple vehicles and a double garage with electronic up and over door. The private rear garden has stunning uninterrupted views, multiple patio areas for outside dining or to simply admire your surroundings and a secret garden with decked area and timber outbuilding currently used as an exterior bar.

Additional Information

The property is serviced by a wall mounted combi boiler and has uPVC double glazed windows. Fully alarmed with CCTV throughout, underfloor heating system and Intelligent lighting system. The property benefits from Solar Photovoltaic Panels installed in 2024, generating approximately 4123.00kWh of energy per annum.

Tenure

We understand from the vendor that the property is Leasehold and subject to an annual ground rent of £125.

Council Tax

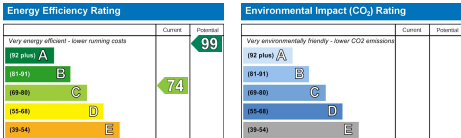
Bolton Council, Band F.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB

