pearson ferrier®

THE TOBY INN BROADHEAD ROAD

Bolton, BL7 0JQ

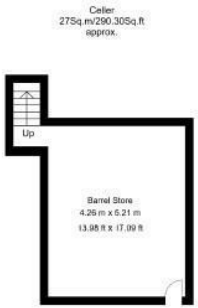
Offers Over £700,000

BROADHEAD ROAD

Property at a glance

- substantial detached property
- potentially five bedrooms
- set in around 5 acres
- well presented throughout
- superb panoramic countryside views
- extensive parking
- rural setting
- further land available by sep. negotiation

The Toby Inn, off Broadhead Road, Edgworth is a substantial detached property which has been historically a highly regarded pub and restaurant operating as a family business for nearly 40 years. Due to retirement the restaurant has now closed and the property offers superb scope to be converted into a substantial family home SUBJECT TO PP. The house has exceptional countryside views, is superbly presented having recently undergone significant renovations and is set in around 5 acres of gardens with extensive parking facilities. The house has spring and borehole water supplies, LPG heating and a sewage treatment plant. The existing accommodation comprises; entrance porch leading into the main bar and sitting area with fitted bar and recessed wood burring stove, leading into the main restaurant area with large conservatory and commercial kitchen, male and female toilet facilities, rear vestibule, store cupboard, trad door to a large cellar, prep room, first floor, changing room, wc, pantry/storage area, food store, living room, kitchen, three bedrooms and a bathroom. Outside there is a parking area to the front of the main building and a large enclosed car park to the side. There are raised garden areas to the rear extending in total to around 5 acres of grazing land. There is an additional option to acquire up to an approximate further 10 acres of adjacent grazing land by separate negotiation.
Freehold Site/Assumed Council Tax Rating as F



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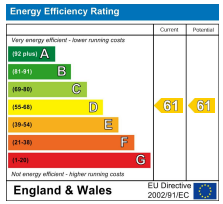

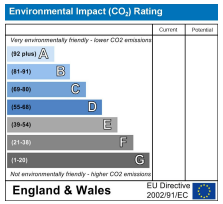

Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

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