



Claves.



## Entwistle Hall Lane

Bolton, BL7 0LR

£475,000



Tucked away in a tranquil corner of the beautiful Turton countryside, with the Entwistle and Wayoh reservoirs on your doorstep, 3 Entwistle Hall is a deceptively large and charming Grade II\* listed period cottage with a warm and homely feel that is felt the moment you step inside. It is an excellent choice if you are looking for a quiet and peaceful life that flows with the relaxed rhythm of the countryside, while having the vibrant village of Edgworth within a short, scenic stroll. Entwistle railway station is only a minute or two on foot, giving direct access to Manchester. The property's abundance of period features and character charm make it a truly unique place to call home. It is a cherished piece of local history!

The property provides a generous amount of space both inside and out, with over 2,100 sq ft of accommodation, substantial gardens to both front and rear, and private parking for up to four cars. A brief overview of the ground floor accommodation includes an entrance vestibule, lounge, dining room, kitchen-diner, versatile sitting room/large study, utility room, pantry, boot room, and downstairs bathroom. The first floor includes three bedrooms with an en-suite to the master, family bathroom, and a storeroom. Its new owners will have a rare opportunity to make such a unique home their own with cosmetic upgrades if desired.



