



Claves.



Riding Gate

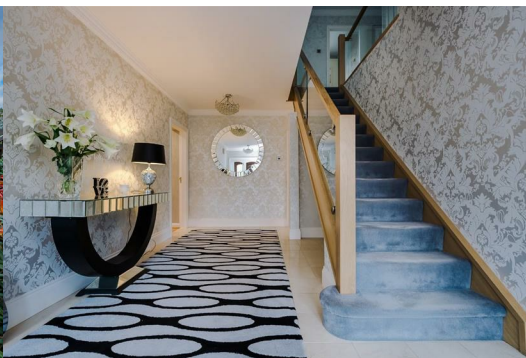
Bolton, BL2 4DL

£625,000



WELCOME TO 'BROOKDALE'

As you approach the house and pull up onto the beautifully landscaped drive framed by a raised extensive border of different grasses and ornamental bushes, you will note the elegance of the exterior of this home. Park up in the double garage or onto the driveway fit for five cars and make your way over to the grand entrance doors, 'Brookdale' etched in brass to welcome you in... the inside is sure not to disappoint!



ON THE INSIDE

Enter through the double doors and into a wide entrance porch, 'Flock' lined walls with dancing fairies welcome you into this rather magical home. Follow the marble floor tiles underfoot through the glass double doors and into the wide and wonderful hallway. Solid wood double doors lead into the formal dining room on your right, the tiles underfoot continue to flow and glisten under the light from the huge bay window. As you and your guests enjoy wine and dinner at the table, flames from the floating marble gas fireplace flicker providing warmth and a cosy atmosphere. Back into the hallway passing a utility corridor as you go; this has a boot room, space for wine storage, a handy guest loo and also internal access to your garage (or perhaps you fancy this as a workshop or office?!).

The main hallway opens up to your kitchen diner, designed by Poggenpohl and as pretty as a picture dressed in pink and white. Not only does it look beautiful but it functions beautifully too, get chopping up your veg on the corian counter tops and fire up the Neff oven and grill and the five ring induction hob to get your dishes cooked to perfection! The Hotpoint dishwasher is ready and waiting to assist when it comes to the clean up. The whole space feels so light, spotlights shine down illuminating as daylight beams through the trio of windows and double doors to the garden. There is also space for a breakfast table for a more casual setting for your morning brew, waking up to the sunrise ahead. The next room along to enjoy as a family is the grand living room, floor to ceiling windows flood the space with light, highlighting the striped cream walls and bespoke rich carpet with blue border detailing. There is so much space for guests to spread out and catch up, your home will be the obvious choice for a game of charades and sherry over Christmas! To keep the room cosy and toasty there is a floating gas fireplace set in a marble mantle. To the end of this room is the sun room, it provides full views overlooking the garden and is a peaceful spot to open up your book, enjoying the fresh air through the double doors to the garden.

THE SLEEPING QUARTERS

Up the glass lined staircase now to discover the sleeping quarters, but before we head to bed there is an upper living room to explore! A wall of windows on the hallway give you a sneak preview of who is sat inside watching a film, as you enter you can enjoy views overlooking the quaint lane and fields to the front, a full wall of windows showcasing your surroundings. Should one wish this room could very easily be converted to a master suite therefore giving five generous sized bedrooms. The main bathroom is just next door, decorative beige and black wall tiles compliment the mirror slash ceiling with spotlights twinkling above, a huge deep inset bathtub to step up to ahead of you or the option of a walk in shower to get fresh.

When it's time to get your head down there are four double bedrooms for your family to choose from, the main bedroom is overlooking the gardens and enjoys a en-suite shower room, a dressing room with integrated mirrored closets and a balcony which leads off- scenic and tranquil to sit and listen to the stream and visiting birds. The other three bedrooms are also very spacious, one of which also has a en-suite and one which has a separated area ideal for an office or play room.

ON THE OUTSIDE

The garden is full of discoveries to be made, its clever landscaping has created zones to add intrigue, and being south-facing there is always a sun spot to relax in. Take a wander to the built in BBQ under the pergola, a patio area also tucked around the corner provides space for a seating to enjoy the summers day feast with friends! Another pathway leads to your garden shed, those with green-fingers may wish to add a greenhouse here too. Follow the path winding down and around the garden, past the pond and towards the woodland trees towering above offering seclusion... you note as you make your way that this is a garden of all seasons, the spring garden has a profusion of Helibores in the corner, whilst if you follow the garden around to the side you will be taken into autumn with the seasonal flowers and flowing stream... bliss! A driveway to the front leads to the Triple garage with electric up and over door and a personal door leading from the hallway, there is ample space for a workshop for those that like to be more hands on!

IN A NUTSHELL

The current home owners told us of their love for the property, - "We have found the home and gardens to be peaceful, tranquil and with a very private outlook, we love that we can be sat inside yet see the cows in the fields from the upper living room! The house does have plenty of space to spread out as a family which has been great, in truth we won't be happy to move but the home is too big for us now!"

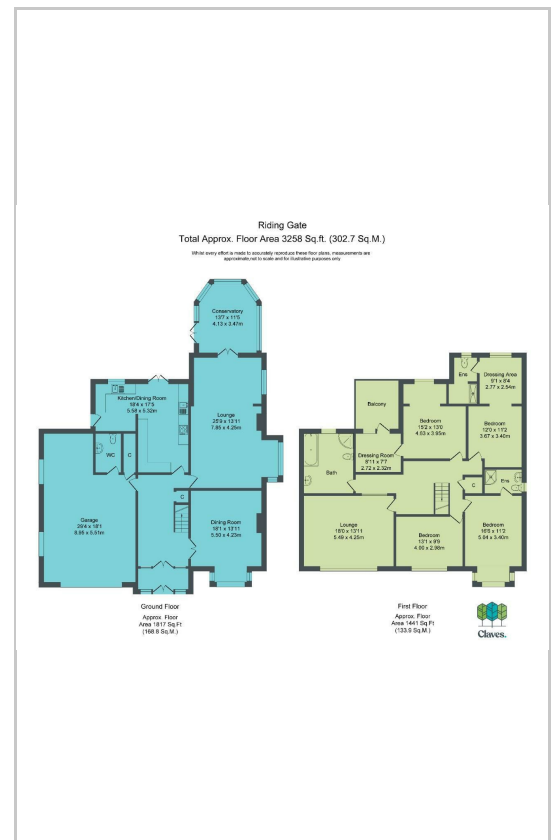
ON YOUR DOORSTEP

Brookdale House is situated within the Riding Gate conservation area, a most desirable location dotted with interesting and quaint properties. Conveniently located for access to Harwood, a popular village which offers excellent daily amenities including schooling, shopping, health care, a library, beauty salons, pubs and restaurants. The property is on a bus route to both Bolton and Bury Town centres and within easy access to other Towns and villages. Stunning countryside and plenty of great walks are literally on your doorstep, making this the perfect choice for those needing convenience yet wanting to be close to the great outdoors.

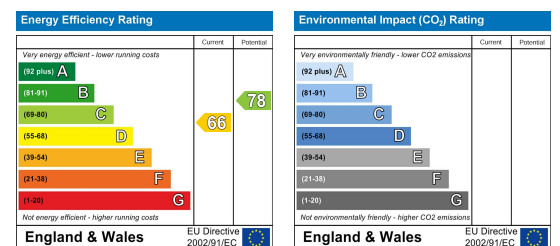
Area Map



Floor Plans



Energy Efficiency Graph



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