



Claves.



17 Oaks Lane

Bolton, BL2 3BR

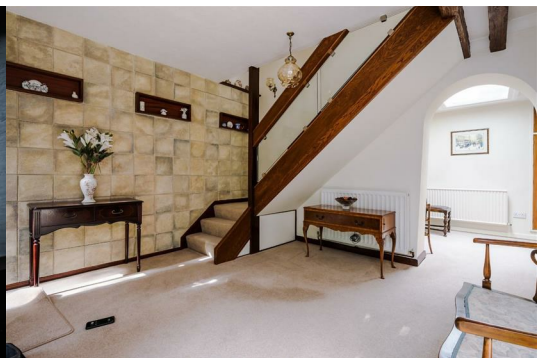
£625,000



Welcome to The Barne... A treasured family home where you have fabulous indoor and outdoor space to work, rest and play... just look at that garden!

Welcome Home...

Pull up to The Barne's horseshoe driveway and note how unique the property is that stands before you... Virginia Creeper garnishes the home with red confetti adding intrigue as to what lies beneath its facade. This property boasts four bedrooms, six reception rooms, and three bathrooms, however, its biggest show-stopping feature has to be the magnificently huge garden to the rear! This family home holds so much potential for its next lucky owners, upon walking around you can't help but picture yourself as a child, excited to find what lies within all of the nooks and crannies...



The Living Quarters

Be welcomed into the vast entrance hall by the light, flooding in through the floor to ceiling windows & doors, stretching right across into the formal dining room. There's a nod to the history of the building with the exposed stone and beams. Which room to head to first? The circular layout downstairs connects each of the rooms wonderfully and allows the family to have a choice of space in which to enjoy each other's company, yet hideaway in one of the six reception rooms should they wish for some quiet time.

Entering into the formal dining room, your house is sure to be the obvious choice for hosting Christmas dinner with space for the entire family to be seated. The adjacent kitchen has a Mediterranean feel with blues and lemon garnished tiles. Solid wood cabinets are dressed with glistening granite transformation counter-tops, illuminated by the spotlights overhead. Equipped with Neff appliances, cooking will be a pleasure with the four ring ceramic hob with extractor, double oven and grill. The clear-up will be easy too, using the Blomberg integrated dishwasher, which is still under guarantee. There's an integrated Neff fridge within the kitchen's cabinetry.

An entrance lobby, with an additional front door, is situated between the kitchen and the utility room where there is plumbing for a washing machine, together with space for a dryer and freezer. There is ample storage in this room and easy access through to the garden via a stable door. The integral double garage is also accessed from the utility room. It has a ceramic sink with water and electricity supply, plus lighting so perhaps could even be used as a workshop? Back inside the kitchen, a doorway leads into the breakfast room, which also provides access to a courtyard patio.

Access to the lounge is via the Art Deco style double doors. The lower part of the large split-level lounge enjoys the character of a stone feature wall and fireplace. The room is bright and light with windows looking out onto the courtyard. The upper lounge and bar area has extensive garden views, through the wall to ceiling windows and a garden door, which leads to an upper and lower patio. The bar itself is rather impressive and makes a great entertaining space.

Leading from one side of this room there is a study, and from the opposite side, there is the main bedroom, complete with Hammonds bedroom furniture, with dressing area, and an en-suite with a walk-in shower. Both these rooms have polished Westmorland slate window sills. The upper lounge, main bedroom, and study have vaulted ceilings, being situated in the original stable block. Continue back into the main hallway and you have a snug, a cosy room which would be ideal as another study or bedroom or playroom for the children. This room has a built in cupboard unit for housing a television or computer console. Completing the circular layout is the guest bathroom.

The Sleeping Quarters

Ascend the glass and wooden staircase and reach further sleeping quarters. Along the upper hallway, light shines in through three windows and a balcony runs along the front of the upstairs bedrooms, framed with the vibrant creeper. The sun shines brightly into the bedrooms from the south-facing front. One double bedroom and one of the two single bedrooms have Hammonds bedroom furniture.

All are serviced by the recently renovated spacious main bathroom, where Trend granite is teamed with a pearly shell trim. The walls are sprinkled with glitter and light bounces off the large white floor tiles underfoot. Choose between a soak in the tub or a refreshing shower... don't forget to heat your towel on the towel warmer ready for when you are done!

The Gardens

Easily one of the most enviable gardens on the property market, this beautiful outdoor space has so much room for the family to make the happiest of memories. Enclosed and secluded, your children and furry friends will have so much fun playing on the lush lawn and burning off the surplus energy they have. The family will enjoy al fresco dining on the paved seating areas. Privacy is ensured by the surrounding trees and the sun or shade can be followed around the garden dependent on your mood.

The History of The Barne

Brought to life in 1820, this is a true home of history! The original building was part of 'Little Oak Farm', and the keystone is now set in the paving leading into the spacious back garden. In 1947 it was bought and developed by a local Bolton architect to enjoy as his family home. Most of the original stone and timber was used and is still in place today, adding to the home's 'Olde Worlde' character and charm. During the following decade, the real magic happened... The building was extended into what had been part of the farmyard and stables, making the property as impressive and extensive as it stands today.

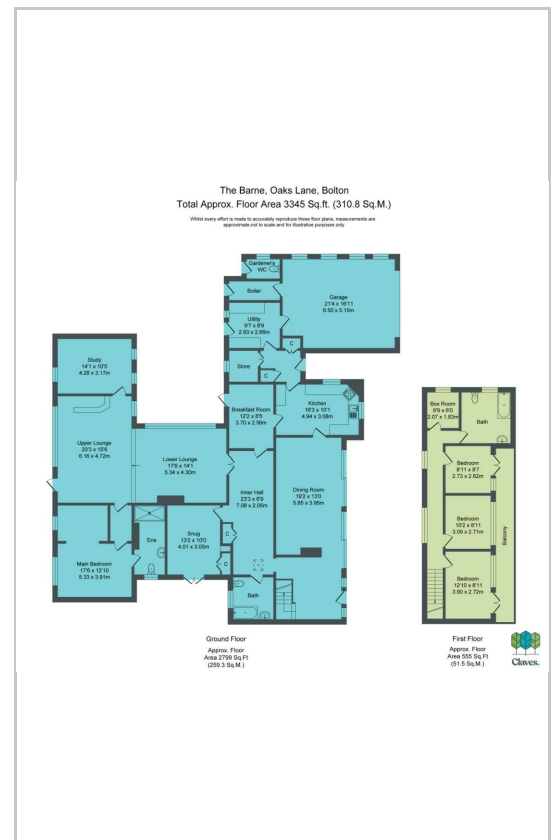
On your Doorstep

Oaks Lane is a pleasant residential location in Bradshaw within easy walking distance to local schooling including Canon Slade, which is just around the corner. On the fringe of the West Pennine Moors and close to beautiful countryside including the Jumbles country park, this is an idyllic location for those who enjoy the great outdoors. Oaks Lane is within easy reach of Bromley Cross Train Station with direct routes to Bolton, Clitheroe and Manchester City Centre.

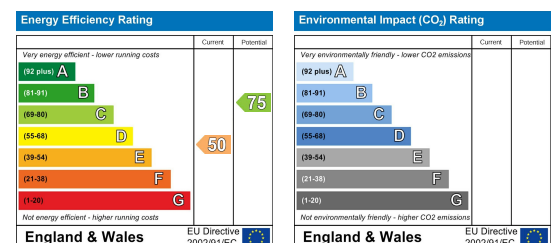
Area Map



Floor Plans



Energy Efficiency Graph



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