Claves.

Mount Pleasant

Turton, BL7 0AG

Offers over £240,000

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Offered with no chain and nestled in a quaint setting in Edgworth, tucked away from the main road, this three-storey cottage is deceptively spacious and presented in excellent condition to contemporary standards throughout, with several upgrades as recent as 2025. A brief overview of the accommodation includes a front lounge, kitchen-diner, utility room, converted basement office or guest bedroom, two further bedrooms, and a family bathroom. Externally the property benefits from a rear courtyard and space at the front for a shed or a seating area.

Living Space

The steps to the front of the property welcome you into the entrance vestibule which is always a handy addition for keeping shoes and coats tidy and out the way. Through to the lounge and the cosy cottage character shines through, with rustic beams overhead and an original feature fireplace with open fire, stone hearth and tiled surrounds, all brought together with fresh contemporary décor which you can simply move into and unpack without lifting a finger. The carpet in the lounge was installed new in late 2025.

The kitchen is situated to the rear where the charming character continues, including an original stone chimney breast, and stable door into the rear courtyard. The kitchen features black tiling to the floor and traditional shaker style cabinetry, with ample space for a dining table too. Fitted appliances include an integrated Neff oven and four-plate hood with extractor, and a traditional white sink with swan neck mixer tap.

From the kitchen a door leads downstairs to the lower ground floor which is a converted basement that has been tanked and tastefully adapted to accommodate a storage area/utility room, and a spacious and versatile room that is currently used as an office.

Bedrooms & Bathroom

On the first floor are two double bedrooms and a family bathroom. The master bedroom is positioned to the front of the house and benefits from lovely scenic views, plenty of natural light with fabulous sunsets, and is a very generous double size. The character continues in both bedrooms too, with exposed stone chimney breasts adding a rustic touch, and contemporary decoration presented in excellent condition. Like the lounge, both bedrooms benefit from new carpets being installed in 2025.

The bathroom features a neutral colour scheme with tiled walls, and a three-piece suite comprising bath with shower, wash basin and WC – the suite was installed new in 2025, as was the bathroom flooring.

Outside Space

The York stone flagged back courtyard provides a lovely quiet place to sit out on warm summer days and has more external storage space. And of course, you have the great abundance of open green spaces on your doorstep being in Edgworth...

Location

Mount Pleasant is a fantastic choice if you're looking for semi-rural living with a great amount of countryside on your doorstep, while also having easy walking access to the lovely village amenities of Edgworth. You can pop into the Black Bull, Chetham Arms or Strawbury Duck to refuel after strolls around the local Wayoh and Entwistle reservoirs. The village also features independent shops, a local butcher and post office, and The Barlow, Edgworth's Community Hub, with a cafe and kids' playground.

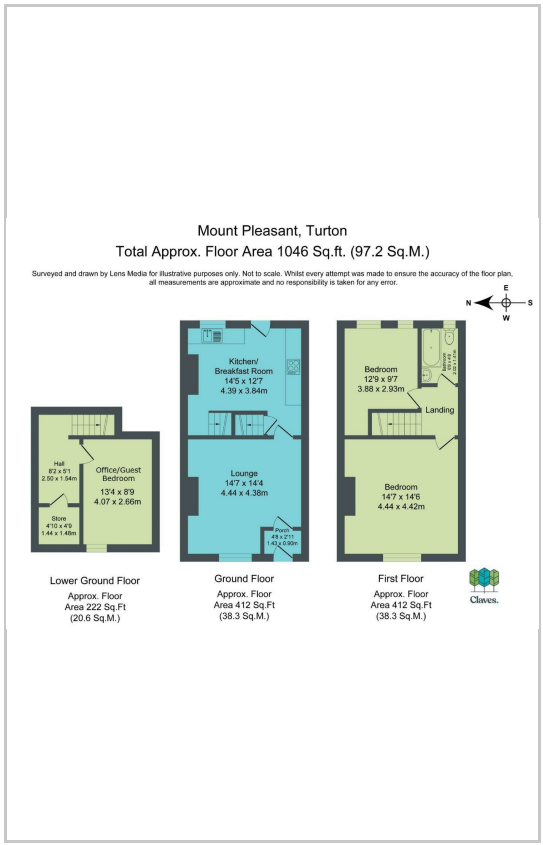
Despite Edgworth's rural setting it is a well-connected village, with easy access to Bolton, Bury, and Darwen. The M61 and M66 provide easy motorway access across the country and into Manchester, and several nearby train stations, including Entwistle and Bromley Cross offer commute by rail too.

Key Details

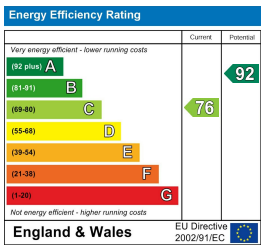
Tax band: A
Tenure: Leasehold
Ground rent: £14.6s.5d
Lease length: 999 years from 1st January 1812. 785 years remain as of 2026.
Heating: Gas boiler with radiators
Boiler: Vaillant combi, located on lower level, installed new in 2022
Energy efficiency: 76, considered good and higher than average
Loft: New hatch and boarded
Electrics: New plug sockets and light switches upgraded throughout in 2025, along with an updated electrical safety certificate

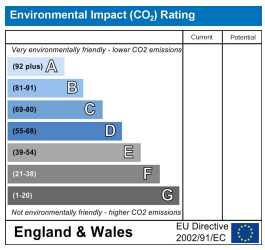
Area Map

Floor Plans



Energy Efficiency Graph





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