



Station Road

Bolton, BL7 0HA

Offers around £895,000



Occupying a generous landscaped plot on prestigious Station Road, this impressive five-bedroom detached family home enjoys breathtaking uninterrupted views across protected countryside, ensuring the outstanding rural outlook will remain preserved for generations to come.

Located just a short walk from the sought-after village of Chapeltown, the property offers the perfect balance of peaceful semi-rural living and everyday convenience, with excellent schools, scenic countryside walks, local amenities, cafés, pubs and train links all close by.

Extending to approximately 2,450 sq ft, the beautifully presented accommodation has been designed with modern family life in mind. A welcoming entrance hall leads to three versatile reception rooms comprising an elegant lounge, formal dining room and home office, whilst the superb open-plan dining kitchen forms the heart of the home. Fitted with quality cabinetry, a central island and bi-fold doors opening onto the gardens, it provides an exceptional space for both everyday living and entertaining. A utility room and cloakroom complete the ground floor.



Living Quarters

A welcoming entrance hall immediately sets the tone for the quality found throughout the home, offering an impressive first impression with a sense of space and light. The ground floor has been thoughtfully designed to provide the perfect balance of formal entertaining and relaxed family living.

The elegant lounge enjoys an abundance of natural light and provides an inviting space to unwind, whilst the separate dining room offers an ideal setting for both family meals and formal occasions. A dedicated home office provides excellent flexibility for those working remotely or requiring a quiet study.

Undoubtedly the heart of the home is the superb open-plan dining kitchen. Beautifully appointed with an extensive range of quality fitted cabinetry, complementary marble work surfaces and a central island, integrated Neff appliances, there is ample space for everyday family life as well as entertaining guests. Large bi-fold doors open directly onto the rear terrace and gardens, creating a seamless connection between the indoor and outdoor living spaces. A separate utility room keeps the practical elements tucked away, whilst a modern two-piece cloakroom completes the accommodation.

Sleeping & Bathing

The first floor provides superb family accommodation centred around a spacious landing and comprises five well-proportioned bedrooms.

The impressive principal suite offers a luxurious retreat, featuring a generous double bedroom, walk-in dressing room and a beautifully appointed en-suite shower room. French doors open onto a Juliette balcony, perfectly framing the spectacular protected countryside views.

A second double bedroom also benefits from its own contemporary en-suite shower room, making it ideal for guests or older family members. A further double bedroom, together with two well-proportioned single bedrooms, are all served by a stylish family bathroom finished to an excellent standard.

The layout has been carefully designed to provide both privacy and flexibility, perfectly suited to modern family living.

Generous, Stunning Plot

Occupying an enviable plot, the property is surrounded by beautifully landscaped gardens that have been meticulously maintained to provide colour, privacy and enjoyment throughout the seasons.

To the front, an extensive stone-flagged driveway provides generous off-road parking for several vehicles and leads to a large integral garage fitted with an electric roller shutter door and a well tended lawn.

The rear and side gardens are a particular highlight, enjoying a wonderful open aspect whilst offering an excellent degree of privacy. A substantial stone patio extends directly from the kitchen, creating the perfect space for outdoor dining and entertaining, before leading onto expansive manicured lawns bordered by mature trees, established shrubs, colourful planting and additional patio areas.

Thoughtfully designed terraced gardens, attractive stone retaining walls and multiple seating areas create a variety of spaces to relax and enjoy the peaceful surroundings, making the garden every bit as impressive as the accommodation within.

Location, Location, Location!

Station Road is widely regarded as one of Turton's most desirable residential addresses, offering the perfect blend of village charm and outstanding countryside. The property enjoys uninterrupted views across the scenic open countryside the front aspect, providing a wonderful sense of space rarely found.

The highly regarded village of Chapeltown is just a short walk away, offering a selection of independent cafés, traditional public houses, convenience stores and everyday amenities. The area is particularly popular with families thanks to its excellent local schooling, whilst commuters benefit from nearby train stations providing direct links into Bolton, Manchester and beyond.

Surrounded by miles of scenic walking routes, woodland trails and open countryside, including nearby Turton Tower, Jumbles Country Park and the West Pennine Moors, the location offers an exceptional lifestyle for those seeking the tranquillity of rural living without compromising on convenience. Excellent road connections also place Bolton, Blackburn and the motorway network comfortably within reach.

Specifics & Specifics

Tenure - Freehold

Council Tax Band - G

All mains services are connected.

Should someone wish to further extend ,there is the potential to extend above the garage and beyond (subject to relevant planning consent)

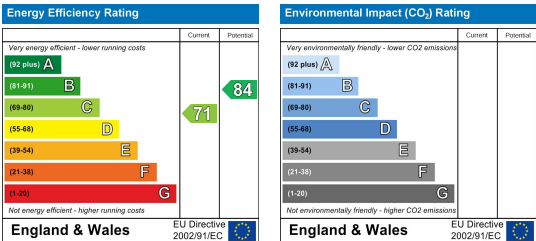
Area Map



Floor Plans



Energy Efficiency Graph



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