



## Broadhead Road

Bolton, BL7 0JN

£895,000



Set against the stunning backdrop of Turton's rolling countryside, this luxury semi-detached stone residence offers an exceptional blend of refined contemporary interiors and timeless rural character. Immaculately presented following a recent refurbishment, the property includes not only the beautifully finished main house but also a self-contained detached annex and four further outbuildings—ideal for multi-generational living, home businesses, or future development (subject to permissions). There's ample private parking for up to six vehicles and low-maintenance outdoor spaces that maximise the incredible views in every direction. This is a rare opportunity to secure a substantial and versatile countryside home in a spectacular setting.



Reception Rooms

With three generously proportioned lounges, this home offers an abundance of living space to suit modern family life, entertaining or simply spreading out in comfort. The largest reception room spans an impressive 32m<sup>2</sup>, while the smallest is still a substantial 19m<sup>2</sup>. Each lounge features a quality multifuel burner, high-spec flooring ranging from oak to tile, and panoramic windows that capture the picturesque views to the front. The versatility here is a major lifestyle asset—whether you need separate spaces for entertaining, working from home, or relaxing as a family.

Kitchen & Dining

The open-plan kitchen diner flows seamlessly from the largest lounge, creating a bright, sociable space that’s perfect for everyday life and special occasions alike. Designed around a central island and flooded with light from an overhead skylight and dual sets of French doors, the kitchen is fitted with high-end granite worktops and integrated appliances including a Belling range cooker and hood, fridge, freezer, dishwasher, inset sink, and a Quooker boiling water tap. Whether you’re hosting dinner parties or enjoying quiet mornings with the countryside as your backdrop, this space delivers both function and flair.

Practical Aspects

The practicality of this home is every bit as impressive as its design. A huge utility and boot room provides extensive worktop space, a second sink and tap, additional fridge, and ample room for storage —ideal for coats, muddy boots, and dogs after long country walks. This space conveniently links to a dedicated laundry room and a separate downstairs WC, making daily life run smoothly for families and busy households.

Bedrooms & Bathrooms

Each of the five bedrooms enjoys spectacular countryside views, offering a sense of calm and retreat. The master suite is particularly luxurious with bespoke fitted furniture and a spacious four-piece ensuite bathroom featuring a bath, corner shower, basin and WC. The second bedroom also boasts full fitted storage and another four-piece bathroom, complete with a striking designer tub. Bedrooms three and four each benefit from their own stylish, fully tiled three-piece shower ensuites. The fifth bedroom is a generous double, serviced by a separate modern shower room off the central landing—ideal for guests or older children.

Detached Annex

Bursting with character, the detached annex is a fantastic bonus to the property. Exposed beams, feature stonework, a multifuel burner, and a fitted home bar give the space a relaxed, rustic-luxe feel. It includes a spacious bedroom, stylish shower room with a glass wall and woodland views, and a fully equipped kitchen with oven, hob, sink, breakfast bar, and plumbing for a washing machine. There’s also room for a freestanding fridge-freezer. Perfect as guest accommodation, rental income, or private workspace—the options are endless.

Outbuildings & Outside Space

A substantial garage-style warehouse building with a roller shutter door presents excellent potential—whether as a home gym, leisure suite, business premises or workshop. Alternatively, it could be removed to open up a large additional garden area that borders open countryside, further enhancing the outdoor living appeal. A second large outbuilding—formerly used in a stable-style format—offers even more flexibility. There’s also a charming small barn-style structure and a large stone-built coal/wood house with a single room. The rear of the property is home to a spacious, low-maintenance patio area that is both peaceful and private, with open countryside directly behind. To the side and rear, parking is available for up to six vehicles, making it perfect for families and guests alike.

Location

Tucked away in the heart of the Turton countryside, the property enjoys rural serenity with excellent connectivity. You’re just a short drive from the M65 and national motorway network, making commuting and travel across the region straightforward. Nearby villages such as Edgworth and Hoddlesden provide a charming selection of independent shops, cosy pubs, and well-regarded schools, while the larger towns of Bolton, Darwen and Blackburn offer an extensive range of amenities including supermarkets, restaurants, leisure centres, and transport hubs. It’s an outstanding location that combines lifestyle, convenience and natural beauty. The property is accessed off Broadhead Road via a private lane which is owned and maintained by the neighbour.

Please Note

We are advised all external doors and windows were installed new in 2024. There is a public right of way running over the drive to the left of the house and leading to the fields at the rear.

Specific Details

- Tax band: F
- Tenure: Freehold
- Heating: Main house is oil powered with boiler and radiators
- Boiler: Worcester, located in a closet in the kitchen-diner
- Gas: There is no gas to the main house, but Calor gas bottles supply the annex combi boiler and radiators
- Electric: Mains
- Water: From a nearby natural freshwater source, sanitised and stored in large tanks
- Drainage: Private septic tank
- Security: External motion sensor lighting with cameras to front and which provide alerts to a phone app

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

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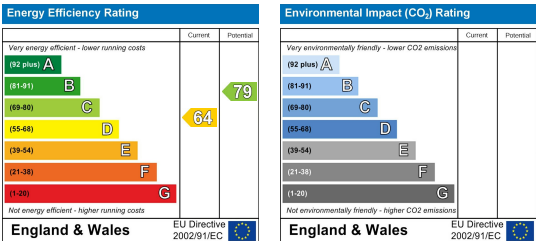
Area Map



Floor Plans



Energy Efficiency Graph



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