



Egerton Road

Bolton, BL7 8BL

Offers around £600,000

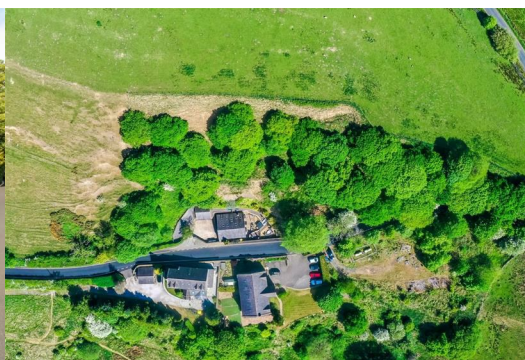


On a plot well over an acre set amidst picturesque countryside, this truly unique three-bedroom detached home is an exceptional example of a barn conversion, showcasing beautifully designed and meticulously crafted interiors that seamlessly blend contemporary elegance with rustic charm. Immaculate throughout, the property exudes quality and timeless design.

Occupying an extensive and private plot, it features a walled private driveway, detached double garage, and a landscaped, sun-soaked garden with hot tub—perfect for outdoor enjoyment. Beyond the landscaped garden lies a considerable amount of private woodland and an elevated grassy area brimming with exciting potential for further landscaping or outbuilding enhancements.

Inside, the home opens with a welcoming entrance hall leading to a stylish, high-spec kitchen and a practical utility room, and a downstairs WC off the hall. The spacious dining room and lounge offer ideal settings for both everyday living and entertaining, while vaulted ceilings and Velux windows in the lounge, kitchen and on the first floor flood the spaces with natural light, adding to the home's architectural appeal. The luxurious master bedroom is a stylish retreat, complete with a chic en-suite, sitting area, and fitted wardrobes. Two more generously sized double bedrooms, both with fitted wardrobes, and a beautifully appointed family bathroom complete the accommodation.

Every detail of this pristine property has been thoughtfully considered, making it a rare and highly desirable countryside residence.



In the kitchen, a black granite worktop complements the light tones of the gloss cabinetry, tiled floor, metro-tiled feature wall, and fresh white walls. Top-quality integrated appliances include a Smeg range-style cooker with double oven, five-ring gas hob and matching extractor hood, Bosch American-style fridge-freezer, dishwasher, drinks fridge, inset sink with modern mixer tap, plus plenty of storage. Whether it's everyday life or when hosting and friends, the peninsula with bar seating gives a splendid social appeal. Conveniently positioned off the kitchen, the utility adds extra practicality, with plumbing and venting for the washing machine and dryer, as well as an extra sink with drainer and tap, storage and worktop space.

Like the other living spaces, the dining room is well proportioned and offers ample space for a large dining table, and the tiled floor continues here too, affording easy maintenance, particularly for those with four legged friends!

Bedrooms & Bathrooms

The master bedroom on the first floor is complete with a fully tiled three-piece en-suite comprising walk-in corner shower, basin with integral storage and wall-mounted mirror, and WC. The generous size of the master allows enough space for a sitting area next to the fitted sliding-door wardrobes with mirrored fronts.

Outside Space

At the front of the house is a private driveway which is large enough for three to four cars depending on size, in addition to the detached double garage with space for two more if required. At the rear is a fully landscaped and easy maintenance garden, complete with hot tub, which gets the sun from morning till night. The tiered decking gives lots of space for relaxing in the sun, outdoor dining, and plenty of space for seating when socialising with family and friends.

Location

Belmont is a well-established countryside village with a real community feel, and the Black Dog gastropub (a favourite amongst locals) is only a short walk from your front door. The nearby village of Egerton also gives you plenty of choice when it comes to pubs, restaurants and cafes, all of which are perfect for refuelling after long walks in the miles of beautiful countryside quite literally on your doorstep.

The tax band is E.

The tenure is freehold.

There is electric underfloor heating throughout the entire ground floor.

There is oil powered heating with a Worcester boiler located in the utility room. The oil is stored in a tank down the side of the house.

The cooker in the kitchen and the fire in the lounge are both fuelled by gas from gas bottles which are also stored down the side of the house.

The water supply is via freshwater borehole which is located within the title of the neighbouring property, Wittons House. The borehole is shared by six dwellings. Each dwelling contributes one sixth of the running and maintenance costs.

The electric and drainage systems are both connected to mains.

The house is alarmed.

Wittons Barn, Belmont
Total Approx. Floor Area 1893 Sq.ft. (175.8 Sq.M.)

Surveyed and drawn by Lena Media for illustration purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Garage
 Double Garage
 18'0" x 17'3"
 5.30 x 5.40m

Ground Floor
 Approx. Floor Area 824 Sq.Ft (85.8 Sq.M.)

Living Room
 18'6" x 12'0"
 5.65 x 3.65m

Bedroom
 12'0" x 9'10"
 3.65 x 3.00m

Utility
 10'0" x 5'11"
 3.03 x 1.85m

Kitchen
 12'1" x 12'6"
 4.03 x 3.89m

Dining Room
 13'1" x 11'6"
 4.00 x 3.55m

Entrance Hall

First Floor
 Approx. Floor Area 632 Sq.Ft (58.7 Sq.M.)

Bedroom
 21'6" x 11'6"
 6.50 x 3.50m

Bedroom
 11'0" x 9'10"
 3.33 x 2.75m

Landing

Bedroom
 21'4" x 12'1"
 6.50 x 4.00m

Green Cross

Energy Efficiency Rating

Rating	Current	Potential
(92 plus) A	Very energy efficient - lower running costs	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	Not energy efficient - higher running costs	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	Not environmentally friendly - higher CO ₂ emissions	

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