



## Broadhead Road

Bolton, BL7 0JL

Guide price £1,200,000



Welcome to the idyllic countryside estate of Higher Giles Farm. Nestled privately within the rolling countryside of Edgworth, North Turton, the main residence comprises a super spacious 5-bedroom barn conversion plus an attached 2-bedroom cottage. The property includes approximately 20 acres of land, and surrounding the residence are also several garden areas, a large wildlife pond, plenty of space for parking, and multiple outbuildings including a large workshop, barn-style storage building, luxurious summerhouse, and detached double garage. The residence provides scope for further development, and the large workshop also lends itself to residential conversion (subject to planning).

Beneath the rustic character and charm, the property is not as old as it looks! The main barn was converted in 1995, it was completely reconstructed as a new building, including foundations, insulated cavity wall construction, floors, roof etc, as was the annex cottage.



### A Quiet & Secluded Setting

Perched high in the countryside off Broadhead Road, the property is hidden by a small parcel of woodland, creating a touch of extra privacy in an already quiet and secluded setting. Pop your car in one of the many parking spaces and step inside...

### The Main Residence – Living Space

Higher Giles Farm is full of rustic character and charm, the first glimpse of which is the grand double-height hallway where streams of natural light pour in through the many windows that comprise the front entrance. The hallway features an exposed solid stone floor, beautiful wood panelling, and a fabulous pitch pine spiral staircase takes centre stage, inviting you up to the galleried landing above. Before we head upstairs let's take a look at the abundance of living space on offer...

To the left of the hallway lies a generous reception room spanning the full width of the building, where floor to ceiling windows frame the tranquillity of the unobstructed rolling countryside – a perfect spot to sink into your sofa and watch the world go by with the subtle crackle of the log burner creating a cosy ambience. Owing to this room's generous footprint it would be wonderful as a formal lounge or entertaining room, or perhaps reconfigured to something entirely different? Whatever your preference, whether it's a crisp white winter's dawn or a summer's sunset at dusk, the views from this spot are sure to be blissful year-round.

Back through the hallway and up a couple of stone steps the country character of the home continues in the open plan kitchen-diner where another log burner will pelt out warmth and a cosy orange glow on cold winter days. The kitchen features plenty of storage and a range of integrated appliances including an electric double oven and large gas hob, microwave, dishwasher, and country-style white sink with drainer and chrome swan-neck mixer tap. Beige tiled splashbacks complement the in-frame shaker style cupboards, and the wood worktops add an extra touch of country charm. The island in the middle of the kitchen is a brilliant feature, making the space highly practical for daily life and socialising with family and friends, and the dining area adjacent adds even more space for entertaining! Dinner party anyone?

The living room is situated next to the open plan kitchen-diner where more floor to ceiling windows frame the peaceful rural setting... Another cosy space with a large stone fireplace and cast-iron gas fire where you can sit back and relax with loved ones and enjoy the serenity of country living.

Positioned off the kitchen is a large utility room which is also brimming with rustic country features – the exposed stone floor continues, and a big Belfast sink sits within a stone worktop. The utility is a generous size, providing plenty of extra cupboard space and space for other bits and bobs – it's ideal as a back entrance to keep muddy paws and wet boots after brisk walks in the surrounding countryside. The utility also benefits from a downstairs WC and large cloak room aspect.

### The Main Residence – Beds & Baths

From the grand entrance hall and up the beautiful pitch pine spiral staircase, the galleried landing is of grand proportions and welcomes you to the five bedrooms and main family bathroom.

The master bedroom is a generous double size and benefits from both an en-suite, dressing room and separate storage closet. The second bedroom benefits from fitted wardrobes and an en-suite too! Two of the three other bedrooms in the main residence are also doubles. The main family bathroom features a four-piece suite and two substantial storage cupboards.

### The Attached Cottage

On the east elevation the main residence benefits from an attached cottage, which briefly comprises a kitchen, two reception rooms, separate porch entrance, two bedrooms and a shower room. The cottage has recently had new gas central heating and new shower room installed.

The cottage would be perfect for a family who are perhaps looking to have an older relative living close by. Alternatively, this lovely 2 bed cottage would be suitable to generate rental income.

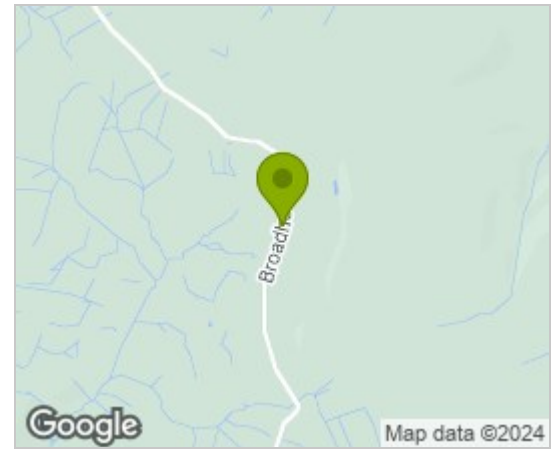
### The Land & Outbuildings

Included in the sale of Higher Giles Farm are the surrounding gardens, summerhouse and wildlife pond, approximately 20 acres of grazing land, and several outbuildings in close proximity of the main residence which are suitable for a variety of uses...

The largest outbuilding is currently used as a workshop which comprises a warehouse-style area with high ceiling, two smaller partitioned workshop rooms, and WC. The workshop was built in 1999 with residential regulation foundations, cavity wall construction, damp proof course, water and electric supply, hence conversion to residential use would be relatively simple (subject to planning). In addition to the large workshop, Higher Giles Farm also benefits from a barn-style building and detached double garage, meaning there's an abundance of space for any equipment you might need to store.

Owing to the super spacious plot on which the main residence sits, for those who have the appetite the property holds with it scope for further development too.

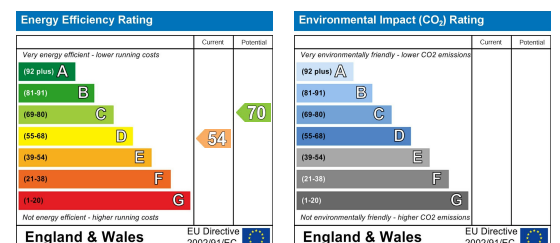
## Area Map



## Floor Plans



## Energy Efficiency Graph



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