



Ryecroft Lane

Bolton, BL7 8AH

£550,000



The opportunity to own a property in a location like this is a very rare one indeed. With miles and miles of rolling countryside quite literally on your doorstep while having easy access to the motorway network, this detached four bedroom home on the outskirts of the quaint village community of Belmont will be perfect for lovers of the great outdoors, and for those that simply enjoy the peace, quietude and beauty of nature. Being the last property privately perched at the end of the lane, this is a highly idyllic spot which presents an opportunity that really does not come round very often!

The property is practical as well as idyllic. There is a great amount of accommodation on offer here, making this a fantastic family home with generous proportions inside and out. Before we walk through the finer details, a quick overview of the property includes an entrance porch and hallway, living room, open plan kitchen and dining room, utility, conservatory, home office/study, downstairs shower room, four bedrooms with an en-suite to the master and a family bathroom, plus an attached garage with internal access. Externally, the plot is substantial in size, with a shale driveway to accommodate multiple cars, and mature gardens envelope the house from all sides. Curious? Let's take a closer look...



First Impressions

The position of this plot is without a doubt one of the most impressive in the area. If you are looking for a quiet and undisturbed countryside lifestyle without being in the middle of nowhere, you will struggle to find better than this!

In addition to the already secluded location, this detached residence has an enticing kerb appeal tucked away behind a hedgerow and front lawn which adds even further privacy. Drive down the quiet lane and pull into the large shale driveway. As you step outside your car all you hear is the subtle whistle of the wind and the calming soundtrack of birdsong in the background. It's a peaceful place to call home that's for sure! Breathe in that refreshing countryside air and make your way inside...

The Living Space

A front entrance porch is the first of the interiors to greet you, its spacious size provides plenty of space and a home for the family's muddy boots and wet coats after adventures in the neighbouring moorland. The porch opens onto the central hallway connecting the downstairs living spaces, and the hallway is flooded with natural light pouring in from the Velux window positioned above the staircase, the first of many bright and airy rooms throughout the house.

The heart of the home lies to the right of the hallway - the open plan kitchen and dining area flows in a partially open plan layout to the large living room where you can sit back, relax, and enjoy tranquil views of the garden. The way the kitchen-diner flows into the living room is highly suitable for everyday family life, giving the home a real social feel, and will be great for when entertaining too!

In the living room, large floor to head height windows continue the bright and airy vibes, allowing streams of natural light to pour in while bringing the lovely greenery of the garden into the comforting warmth of the home, allowing you to enjoy your garden all year round!

The kitchen design features aspects of modern minimalism, where a wood style worktop sits atop dark grey base units, light grey wall mounted units bring a trendy contrast, and wood style LVT underfoot complements the worktop. A range of integrated appliances within the kitchen include a dishwasher, fridge, double oven, four plate hob with extractor, and a stylish matt black sink with drainer and swan neck mixer tap. And adjacent in the utility there's plumbing for the washer and dryer, plus loads of space for a big freestanding fridge and freezer that's often needed for family life! Internal access to the garage is from the utility, which is again often a handy feature for family life, and a space for wet paws after leisurely strolls with the kids and four legged friends.

Back into the kitchen and flowing through the spacious main living room, French doors open onto a conservatory which frames the garden and gorgeous views of Winter Hill like a picture on the wall. This conservatory could quite simply be converted into an orangery if preferred, or alternatively if you have the appetite, this whole side of the house on which the garage and conservatory sits could be further extended and redeveloped to create what would be an even more magnificent place to call home. The property itself already offers its lucky new owners a lot, but it's always great to know you have the potential for more if desired!

On a practical note relating back to the needs of everyday life, off the central hallway is a highly versatile and notably spacious room. The current homeowners use this as a home office/study, which is certainly becoming more of a necessity in modern life. Other suitable options for this room could be a games room for the kids to hang out with their friends at the weekend, or potentially a home gym area or space to do your morning yoga! Also situated off the central hallway is a large understairs storage cupboard, plus a shower room featuring a contemporary suite including a walk-in corner shower, wash basin with integral storage units, and WC. This is a home where its idyllic location is equally matched by convenient practicalities and the demands of modern family life.

Bedrooms & Bathrooms

Up the feature staircase that's flooded with natural light and a galleried landing with Velux welcomes you upstairs, where four well proportioned bedrooms offer ample space for all the family.

The master is particularly impressive with more breath-taking views of Winter Hill and the neighbouring moorland. When you look out the windows you can't help but get the wow factor while feeling the sense of calm and tranquillity that nature always gives you. From a practical angle the master benefits from large fitted wardrobes and an en-suite featuring a three piece shower suite similar to that of the downstairs shower room.

Each of the three other bedrooms are good sizes of relatively equal proportions, and not dissimilar to the living spaces downstairs, all the bedrooms are brilliantly bright and airy owing to the large windows and fresh white walls. The family bathroom comprises a three piece bath suite with bath and tiled surrounds, wash basin and WC, which provides an opportunity for modernisation if desired.

The Outside Space

A substantial plot is always a bonus when looking for a family home, and this property provides exactly that! To the front of the home, the large shale driveway provides a great amount of space for parking multiple vehicles in front of and down the side of the double garage - you could probably fit a small fleet of cars on it! Since this home is suited to lovers of the great outdoors and nature, you might have 4x4s, a caravan, motorhome, or trailers for outdoor activity equipment such as sailing and the like... There is plenty of space for things like that here!

In addition to the private front lawn, at the rear of the home is an even more private garden that will be a blissful place to create wonderful memories in with family and friends. And like the internal accommodation, there's a variety of space to cater for the whole family - a second lawn offers a safe space for the kids to play, and at the other side of the garden there's a spot that's perfect for al-fresco dining on warm summer evenings, or relaxing in the shade while enjoying a good book and a cool summer breeze.

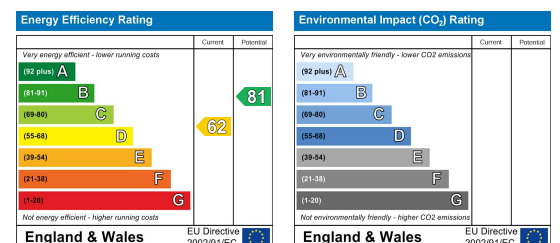
Area Map



Floor Plans



Energy Efficiency Graph



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Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
 t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk