



Blackburn Road

Bolton, BL7 9SN

£485,000



Boasting over 2,000 sq. ft of accommodation and brimming with period character while being presented to a stunning standard with tasteful modern touches, Dewhurst Farm House is a property like no other. It benefits from a highly convenient village location in central Egerton, with the added benefit of private parking and plenty of varied outside space. Situated over three floors, a brief overview of the accommodation includes an entrance hall, downstairs WC, two large lounges, dining room, a breathtaking kitchen with island, utility area and downstairs shower room with WC, cloak/boot room, four double bedrooms, family bathroom, and shed/workshop.



Character & Lifestyle

The property is presented in immaculate condition throughout. Contemporary finishes are tastefully matched with an unmistakable period and country aesthetic, integrating its unique heritage as a working farmhouse with the demands and style of modern life. Wooden beams, character features and exposed stone are found throughout the home.

With very generous rooms throughout, Dewhurst Farm House offers an excellent amount of room for spacious living, and it is highly suitable for family life. If you are in search of a luxurious property that's both practical and rich in character, this property could be for you!

Lower Ground Floor

To the lower ground floor is the showstopper kitchen, with both an impressive size and design, featuring sloped ceilings and Velux windows which pour in lots of natural light. Its large island with bar seating gives it superb social appeal, and the stylish white quartz worktop and navy shaker style cabinetry feature a comprehensive variety of appliances, including two Neff ovens, a warming drawer, microwave, and dishwasher, AEG five zone induction hob and extractor, wine fridge, and a Qettle instant boiling tap. There is also an allocated space for a large freestanding American-style fridge-freezer.

The lounge on this floor is extremely cosy, with a warm neutral colour scheme and chimney breast featuring exposed stone. It's the perfect spot to unwind after a long day. The dining room on this floor continues the impressive interior design, offers a good amount of integrated storage, and gives access to one of the several outdoor spaces.

There are a range of added practical aspects on this floor too, including the shower room with plumbing and space for the washing machine and dryer, an extra utility/storage/worktop space situated just off the kitchen, and a cloak/boot room which is conveniently positioned next to the door leading to the courtyard and lane with private parking.

Upper Ground Floor

The upper ground floor is accessible from Blackburn Road and features the main entrance to the home. As you step inside you are met with high ceilings that give a sense of grandeur. The hall has an open aspect to the second lounge area which boasts even more character, with a ceramic sink and two large windows continuing the bright and airy ambience. Also on this floor is a WC by the front door, and the fourth bedroom which is currently used as a home office – both of which are presented to stylish standards where you can simply move in without lifting a finger.

First Floor

From the grand hall, stroll up the beautiful staircase past more charming, exposed beams, and the spacious central landing connects three further double bedrooms and the family bathroom.

Like the bedroom on the floor below, each of the three bedrooms on the first floor is generous double presented in excellent condition. Two of them benefit from fitted wardrobes, and the character is retained throughout.

A freestanding feature bath takes centre stage in the family bathroom, complemented by the refined modern design, featuring modern part tiled walls and a contrast radiator, as well as the modern WC, basin with storage, and walk-in shower.

Outside Space

Several outdoor areas at Dewhurst Farm House give flexibility and versatility in their use, including the south facing courtyard adjacent to the kitchen on the lower ground floor, the tiered paved garden at the side of the home with views toward Winter Hill giving spectacular sunsets, as well as the walled area with mature shrubbery near the shed/workshop. The property title also encompasses part of the private lane known as Egerton Vale.

Location

Egerton is one of Bolton's most desirable areas – a quaint village that balances semi-rural tranquillity with exceptional convenience. Nestled on the northern outskirts of the town with good schools in walking distance, it's surrounded by rolling countryside and scenic walking trails with a popular village park, yet only a short drive from major transport links, including Bromley Cross train station and easy access to the motorway network via the A666, making it ideal for both commuters and families.

The village has a strong sense of community and a selection of quality local pubs and eateries, all contributing to its well-earned reputation as one of Bolton's most sought-after areas. Residents enjoy the best of both worlds here, the scenic West Pennine Moors on the doorstep for outdoor adventures, and the amenities of Bolton and neighbouring towns easily accessible in the car.

Key Details

Tax band: E
 Tenure: Leasehold
 Ground rent: £14 per annum
 Lease term: 999 years (less 10 days) from 20th November 1820
 Heating: Gas central heating, water based underfloor heating in the kitchen, with radiators elsewhere
 Boiler: Baxi combi, located in one of the first floor bedrooms
 Water: No meter, on rates
 Loft: Part boarded with a pulldown ladder
 Security: Alarmed
 Energy efficiency: 74/C, considered good and higher than average

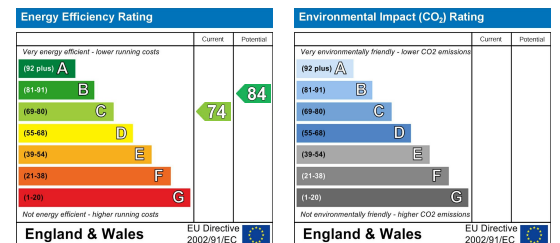
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

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