



Blackburn Road

Bolton, BL7 0QA

Offers over £550,000



Occupying an enviable rural position with far-reaching views across open countryside towards the the wayoh reservoir, this substantial stone-built farmhouse offers a rare combination of character, space and versatility.

The accommodation is arranged over three floors and retains a wealth of period features. The ground floor provides a welcoming breakfast kitchen, spacious sitting room, open plan dining kitchen and lounge, cloakroom/WC. To the first floor are three generous double bedrooms, a spacious family bathroom and separate 2pce cloakroom, off the landing is a staircase leading to a spacious attic room offers useful additional accommodation with flexibility for a variety of uses. There is also a cellar accessed externally providing useful additional storage.

Externally, the property is complemented by attractive landscaped gardens with lawns, mature planting and a paved seating terrace positioned to take full advantage of the outstanding views, with an additional quarter acre paddock beyond. A generous cobbled driveway provides ample off-road parking.



Living Quarters

The ground floor offers an excellent balance of character and practicality, centred around a spacious farmhouse kitchen with ample room for informal dining and everyday family life. The kitchen connects seamlessly to the principal reception rooms, including a generous sitting room and separate open plan lounge - dining room with feature multi fuel range stove, both enjoying fantastic countryside outlooks and retaining a wealth of period charm. 2pce Cloakroom.

There is an additional cellar accessed externally providing useful storage. Throughout, traditional features combine with comfortable modern living to create a warm and inviting home.

Sleeping & Much More

The first floor provides an impressive range of bedroom accommodation, comprising three generous double bedrooms arranged around a spacious central landing. The principal suite and bedroom two both enjoy far-reaching countryside views with the Wayoh reservoir in the background, whilst the remaining bedroom is well-proportioned and filled with natural light. A spacious family shower room and separate cloakroom/WC serve the bedrooms.

A staircase leads to a substantial attic room, a characterful and highly versatile space featuring exposed roof timbers and excellent storage. Ideal as a home office, hobbies room, games room or occasional guest accommodation, this additional space further enhances the flexibility and appeal of the property.

Barn, Gardens & Land

Semi Detached Stone Barn

A substantial semi detached stone barn providing extensive workshop, storage and agricultural space. Arranged over two levels, the building retains considerable character with exposed stone walls, timber framework and a large mezzanine storage area. The barn offers excellent flexibility for a range of uses including workshop space, vehicle storage, hobby farming, equestrian equipment, or potential alternative uses subject to the necessary planning consents.

Gardens

The property enjoys attractive landscaped gardens with a paved seating terrace and well-maintained lawns, all positioned to take full advantage of the exceptional scenic countryside views towards the Wayoh reservoir . Stone boundary walls, established planting and mature shrubs create an attractive setting for outdoor entertaining and family enjoyment.

Paddock

Extending to approximately a quarter of an acre, the enclosed paddock provides a valuable addition to the property and offers a range of potential uses. Ideal for those seeking a smallholding lifestyle, the land is well suited to the keeping of livestock, ponies or other animals, whilst also offering space for recreational use, gardening projects or the creation of a productive kitchen garden, subject to any necessary consents

Outstanding Countryside Views

One of the property's most striking features is the far-reaching panoramic outlook across open countryside towards the nearby Wayoh reservoir, providing a wonderful sense of space and tranquillity.

Driveway & Parking

A cobbled driveway providing ample off-road parking and access to both the dwelling and barn. there is an additional parking bay at the side of the barn for overflow parking.

Specifics

Tenure - Freehold

Dual heating systems - The property benefits from both calor gas central heating and solid fuel range providing a useful back up in the winter months

Mains Water & Electric

Shared septic tank recently replaced to comply with current regulations

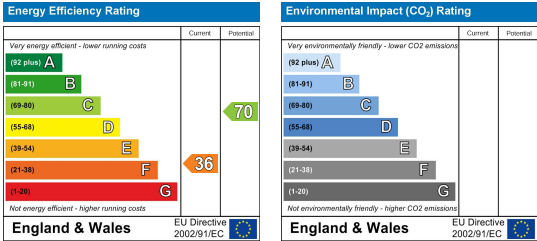
Area Map



Floor Plans



Energy Efficiency Graph



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