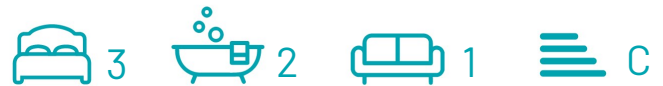




## School Lane

Bolton, BL7 0PR

£399,950



Nestled into the countryside on the serene outskirts of Edgworth is this spacious three-bedroom family home, with contemporary country-style interiors that are so well put together they deserve to be on the front cover of an interior design mag!

If a scenic countryside lifestyle in an idyllic semi-rural location is what you are looking for, then look no further than Edgworth Views...

Edgworth Views is a characterful development that benefits from what it says in the name - it's located on the periphery of the sought after Edgworth Village and boasts beautiful rural views. What was once a Victorian schoolhouse and grounds is now a welcoming hamlet of lovely homes arranged around an attractive courtyard. These homes offer the best of both worlds, with the convenience of village amenities nearby, and the lush fields and rolling green hills right on your doorstep. Number nine is located at the front of the development in a prominent corner position, hence has some of the best views available!

Large bright rooms and a seamless contemporary design with no expense spared - inside and out - are clear to see here at number nine. Keen to know more? Let's look at the finer details...



## Peace & Quiet & Delightful Interior Design

After driving up the quiet country lane and parking either in the allocated off-street space or just on School Lane in front of the property, breathe in that fresh countryside air and notice the peace and quiet of this enviable plot.

Through the front gate and up a few Indian stone flagged steps leading to the entrance. Turn the key and the newly fitted solid wooden front door opens onto a delightful space – the hallway. Here is the first glimpse of the exceptional standard of tasteful contemporary décor which dresses the property's interior. The staircase spindles and handrail, skirtings, and architraves appear bold in anthracite grey, bringing stylish contrast to the light-stone tiled flooring and pastel grey walls. Inset spotlights are featured throughout the home, the hallway included!

To the right of the hallway, through the Crittall glass and black frame doors lies the chic in-frame shaker kitchen, with all the bells and whistles you would expect from a high-quality modern kitchen, including integrated Neff fridge-freezer, "Slide & Hide" oven, dishwasher, and six-plate induction hob with built-in extractor canopy, Caple wine cooler, bespoke design cutlery and pan drawers, Quooker hot tap, plus an integral wine rack, and waste storage that's hidden from sight. If that wasn't enough, this trendy state-of-the-art kitchen benefits from underfloor heating too!

The design of this country kitchen is spot on, worthy of a front cover feature! The anthracite grey of the tall feature radiator and island base complements the Tumbles Limestone floor tiles, white Silestone worktop, and light grey wall panelling – the same tone as the in-frame shaker cupboards – and beautiful brass fittings along with the Quooker tap add a touch of tasteful contrast to this stylish colour palette. A Belfast sink gives a further nod to the country aesthetic, and the perfect little family dining table, complete with a cushioned bespoke joinery bench, provides a gorgeous space for the family to enjoy sociable breakfasts and hearty evening meals together.

Beyond this beautiful dining spot are bifold doors which lead onto the landscaped patio and garden, we'll come back to this later!

Through the bright and airy hallway and across to the lounge where another stylish Crittall glass and black frame door borders the room... The lounge is a wonderful size with lovely scenic views of the surrounding countryside. A sanded and polished solid oak floor grounds this space, with wall lights adding a cosy glow, and a media wall provides a great spot to sink into the sofa while relaxing with family and friends.

Before we look upstairs, let's take a peep at the guest WC – another interior designer's delight! More anthracite grey wall panelling can be found here, with white marbled floor tiles, gold fittings and wall lights, and subtly exuberant wallpaper adding a touch of flare. Adjacent to the guest WC is a deceptively spacious under stairs storage cupboard which is currently also being used as a utility for the washer and dryer – tucked away to keep things neat and tidy.

## Beautiful Bedrooms & Bathing

A skylight within the vaulted ceiling bathes the landing in natural light. The stylish, bold anthracite grey continues upstairs, coating the landing railing, doors, skirtings and architraves which again brings a tasteful and stylish contrast to the pastel grey walls and soft, thick light grey carpet. The L-shaped landing is spacious, and the current homeowners make use of the space via a desk at which they can work at if they need a bit of peace from the bustle of family life downstairs.

The master bedroom is impressive. The way the king size bed is positioned centrally under another large skylight, high, vaulted ceilings, and an abundance of floorspace all cultivate an essence of grandeur here. Plus, the large, low windows take full advantage of the rural green view. The master also benefits from a plenty of fitted wardrobes and drawers, an en-suite shower room and plenty of eaves storage.

The other two bedrooms are also doubles and are finished to the same high spec as the rest of the house; the rear one with more fitted wardrobes and a skylight pouring natural into the room, and the front one with another large, low window with views onto ponies grazing in the field across the lane – a cute reminder of the lovely countryside position of this property.

The family bathroom boasts more contemporary, bold décor, with white honeycomb floor tiling, white wooden wall panelling, anthracite grey feature heated towel rail, matt black wall lights and fittings, white marbled tiling around the bath and shower, and a white marble topped wash basin. The three-piece suite features bath with shower, wash basin, and toilet.

## A Landscaped Country Garden

Outside the bifold glass doors off the kitchen, the landscaped garden with scenic views in every direction is perfect for family life and entertaining alike. Bull-nose stone steps lead down to the first Indian stone patio; separated by a lawn, another Indian stone patio lies at the bottom of the garden. Whether it's al-fresco dining with family, drinks with friends, or playing with the kids on the lawn, this beautiful garden provides an ideal space for that indoor-outdoor living during the warmer summer months. And with hardwired lighting in the steps and walls, you can enjoy this lovely garden at night as well as during the day!

The property also benefits from external basement storage, providing a good secure space for bikes, garden tools and other bits and bobs.

## A Sought-After Village

Edgworth is a sought-after village with its own local shops and daily amenities all surrounded by exceptional countryside, making it a perfect choice for those wanting to get away from the hustle and bustle of the more built-up world, while being within a short drive, bus or train journey to neighbouring towns and cities.

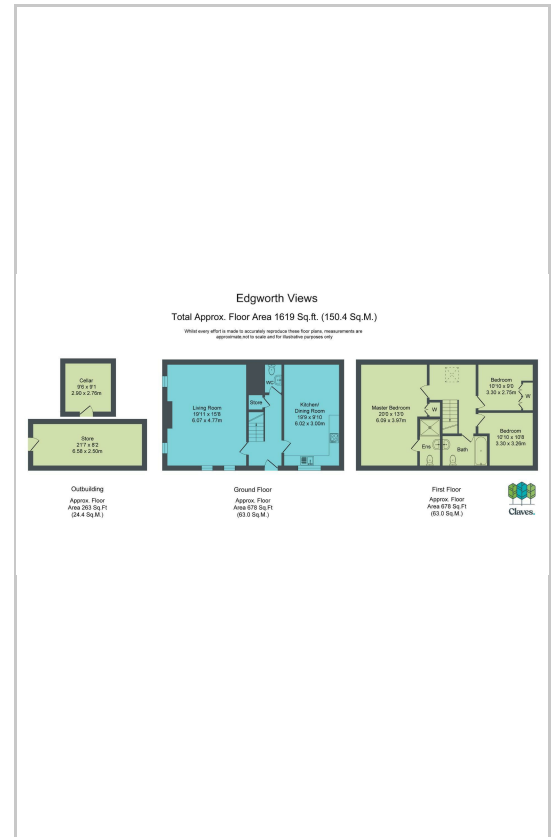
Just a hop skip and jump to the West of this property's location are the beautiful Wayoh and Entwistle reservoirs, offering the perfect setting for countryside strolls and walking your four-legged friends. As well as the reservoirs there's a huge variety of country walks in the surrounding environment – spoil for choice!

Edgworth Village is also home to some great country pubs and independent shops, as well as a post office, chemist,

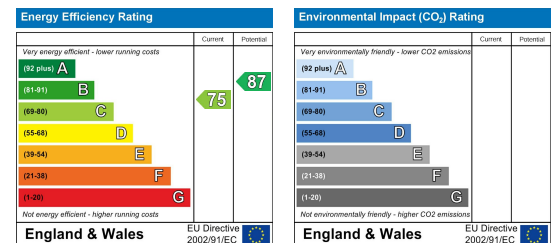
## Area Map



## 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