Claves.

Vale View

Bolton, BL7 9DL

Offers around £275,000

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Set on arguably one of the quietest and most attractive streets in the Eagley conservation area, this three-storey, garden-fronted, stone cottage is rich in character and presented in beautifully restored condition. A brief overview of the accommodation includes an entrance vestibule, lounge, dining room, kitchen, two bedrooms, family bathroom, and a converted loft room. Unlike most cottages in the area, the property also benefits from a designated parking space at the front, as well as a versatile separate plot of land at the rear.

Living Space

This beautifully maintained home blends traditional craftsmanship with practical modern touches across a generous and thoughtfully laid out floorplan. The front lounge is warm and inviting, with high ceilings, bespoke hardwood fitted furniture, and a striking original fireplace that sets the tone for the home's timeless appeal. A large window frames a green, leafy outlook, creating a peaceful atmosphere, while the restored hardwood front door and entrance vestibule enhance the sense of arrival. The beautiful original pitch-pine sash windows have also been carefully restored and are found in excellent modern condition.

To the rear, the spacious dining room is perfect for both everyday living and entertaining. It features more high-quality hardwood fitted storage, tall ceilings, ample natural light, and a decorative fireplace that serves as a central focal point.

The kitchen sits within a rear extension and is bright and airy, with a sloped ceiling and skylight windows drawing in natural light. Traditional hardwood cabinetry, granite worktops, a Belfast sink with heritage-style tap, and a range-style cooker with five-ring hob and matching extractor hood bring both function and charm. Appliances include a Samsung fridge freezer, dishwasher, and washer dryer, with a practical pantry cupboard providing additional storage.

Bedrooms & Bathroom

On the first floor, there are two beautifully appointed bedrooms, each continuing the home's period feel with restored original fireplaces and bespoke fitted furniture in solid wood. The principal bedroom spans the full width of the house and enjoys a tranquil outlook to the front garden, mirroring the lounge below.

The bathroom is equally well-finished, with traditional styling that feels both luxurious and inviting. It features a freestanding roll-top bath with overhead shower, classic wall panelling, a large fitted mirror, traditional-style WC, and a vanity basin unit with integrated storage.

Loft Room

The loft has been converted into a bright and versatile space, ideal for use as a home office or guest room. With a skylight window and immaculate finish in keeping with the rest of the home, it offers excellent flexibility. While previously used as a bedroom, it is important to note that it is not currently classed as a bedroom under building regulations.

Outside Space

Externally, the home is equally as charming. To the front, a delightful cottage-style garden offers a quiet retreat, with mature greenery providing a sense of seclusion and a lovely outlook from the house. At the rear, a traditional yard includes an external store, formerly used as a coal shed, offering useful additional space. The versatile separate plot of land at the rear is ideal for extra parking for several vehicles, storage, or erecting a garage or car port (subject to permissions).

Location

As stated on Bolton Council's website, Eagley is the most complete example of a model village in Bolton and the only one retaining the original mills and accessory buildings. More specifically, Vale View enjoys the rare combination of leafy tranquillity and everyday convenience. Nestled just moments from Eagley Brook Nature Reserve, it's ideal for scenic walks, dog owners, or simply unwinding in nature. Despite the peaceful setting, you're just a short distance from the local amenities of Bromley Cross and Egerton, with Harwood and Astley Bridge also close by for broader shopping and services. Commuters benefit from excellent transport connections into Bolton, Manchester, and surrounding areas. Families are particularly well catered for, with highly regarded schools, nurseries, and childcare options all nearby. It's a location that blends countryside calm with modern practicality.

History of Vale View

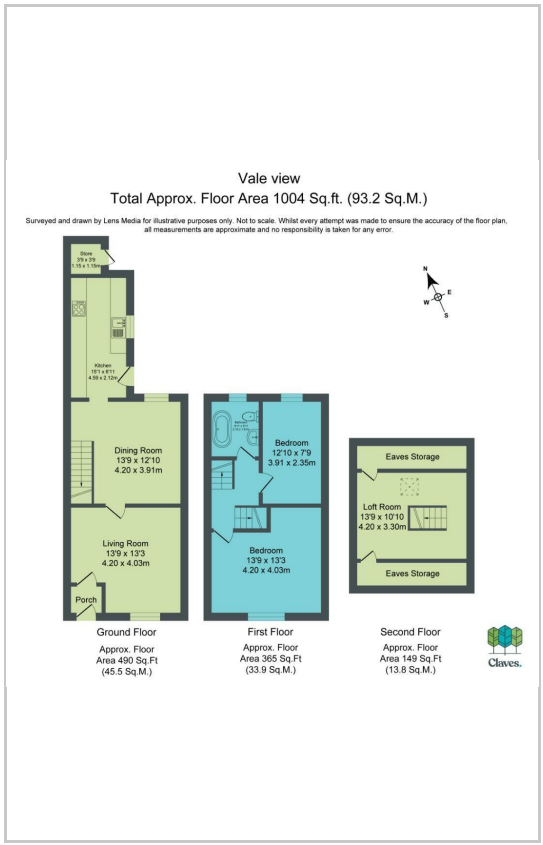
This group of six houses was built for mill foremen and is similar in style to the School Street cottages. The larger size of the properties, their distinctive arrangement, their front gardens and location at a distance from other homes reflects the status of their former occupants. Today, they offer tranquillity and seclusion in a beautifully kept leafy green setting.

Specific Details

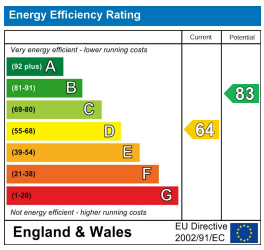
Tax band: B
Tenure: Freehold with a rent charge of £2.50 per annum
Heating: Gas boiler with radiators
Boiler: Baxi combi located in the kitchen
Carpets: New as of 2023

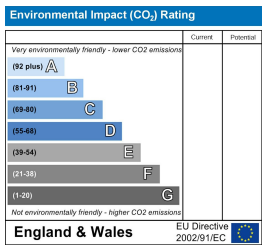
Area Map

Floor Plans



Energy Efficiency Graph





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