



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

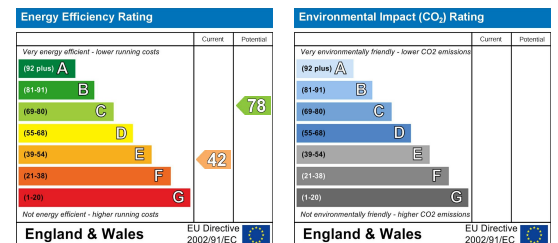
Area Map



Floor Plans



Energy Efficiency Graph



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