



Oaks Lane

Bolton, BL2 3BR

Offers over £545,000

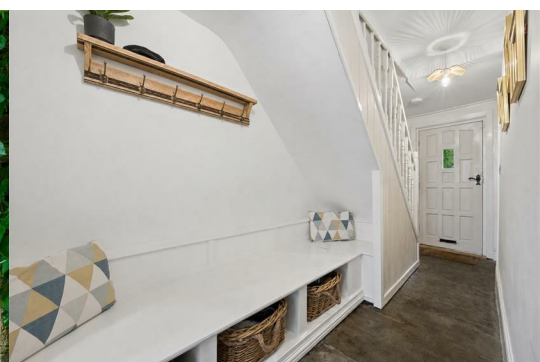
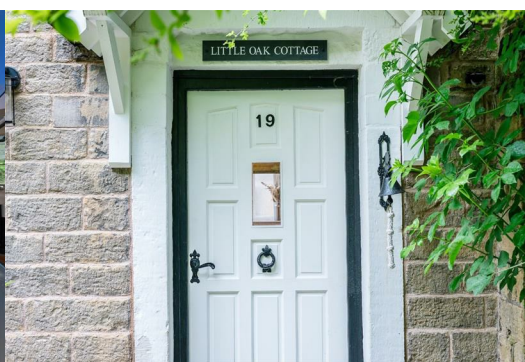


A beautifully renovated and extended stone-built cottage offering approximately 1,878 sq.ft. of exceptional accommodation, combining character features with stylish contemporary living.

Situated in a tucked away position on Oaks Lane, this stunning home has been thoughtfully remodelled to create versatile family accommodation finished to a impeccable standards throughout. Original stonework, exposed timber beams and traditional features blend seamlessly with modern fixtures and fittings.

The accommodation comprises an entrance hall, cloakroom with utility area & WC, elegant lounge with feature fireplace and wood burning stove, dining room with eye catching wood burner & fireplace open to the very impressive open-plan kitchen - family room. The kitchen is the heart of the home, featuring quality cabinetry, a central island, vaulted ceiling and large glazed doors overlooking the rear garden, creating a bright and sociable space ideal for family life and entertaining.

To the first floor are three generous bedrooms, including a principal bedroom with en-suite shower room, together with a stunning spacious family bathroom featuring a freestanding bath, walk-in shower and



Living Quarters with Wow Factor!

A welcoming entrance hall sets the tone for the quality and character found throughout the home with its flagged floor. The elegant lounge provides a cosy retreat, centred around a striking stone fireplace with wood burning stove, complemented by exposed beams and charming cottage features.

To the rear, the property opens into a spectacular open-plan living kitchen diner, undoubtedly the heart of the home. Created as part of an extensive programme of remodelling and extension, this impressive space has been designed for modern family living and entertaining. The kitchen is fitted with a comprehensive range of quality units, fully integrated appliances and a substantial central island, whilst the dining and seating areas enjoy a wonderful sense of space beneath a vaulted ceiling with exposed timbers, feature stone fireplace and multi fuel stove. Large glazed doors and windows flood the room with natural light and provide direct access to the landscaped rear garden. A useful cloakroom/WC/Utility plumber for washer & Drier completes the ground floor accommodation.

The result is an exceptional blend of character and contemporary living, with a layout perfectly suited to both everyday family life and entertaining on a larger scale that really has to be seen to be appreciated!

Beds & Luxury Baths

The first floor continues the property's impressive blend of character and quality, offering three well-proportioned bedrooms and beautifully appointed bathroom facilities.

The principal bedroom is a generous and relaxing retreat, benefitting from a stylish en-suite shower room finished with contemporary fittings and quality tiling. The remaining bedrooms are both excellent sizes, providing flexible accommodation for family members, guests or those requiring home working space, bedroom 2 is particularly spacious with feature vaulted ceilings.

Serving the additional bedrooms is a stunning large family bathroom that perfectly combines luxury with character. Thoughtfully designed and finished to an exceptional standard, it features a freestanding bath, separate walk-in shower, vanity unit with attractive period-inspired details, creating a spa-like space ideal for relaxing and unwinding.

Throughout the first floor, the high standard of presentation continues, with tasteful décor and an abundance of natural light enhancing the feeling of comfort and space. The accommodation has been carefully planned to suit modern family living whilst retaining the charm and individuality synonymous with a home of this character.

Outside & More

Externally, Little Oak Cottage continues to impress. Set back from Oaks Lane, the property enjoys a generous gravelled driveway providing ample off-road parking together with a covered carport with feature lighting, lawn area and path leading to the welcoming front door. To the rear, the beautifully landscaped garden has been thoughtfully designed to create a private and inviting outdoor space, incorporating stone flagged patios, lawned areas and well-stocked borders. Ideal for both entertaining and everyday family enjoyment, the garden offers a wonderful extension of the living accommodation. A detached stone outbuilding provides valuable additional storage and workshop space, further enhancing the practicality and appeal of this exceptional home.

Location

Oaks Lane is a sought after residential location within the ever-popular Bradshaw area, offering the perfect balance of countryside surroundings and everyday convenience. A range of local amenities, shops, cafés and services can be found nearby, whilst the area is particularly well served by highly regarded schools including Canon Slade School and Turton School. Excellent transport links are readily accessible, with nearby rail services and convenient connections to Bolton, Bury, Manchester and the wider North West. The surrounding area also offers an abundance of scenic countryside walks and outdoor recreational opportunities, making this an ideal setting for families and professionals alike.

Specifcics & Detail

The property has recently had the following work carried out:

- Rewired
- New plumbing & boiler
- Replastered throughout with additional insulation added
- New floor coverings & Decor
- CCTV & Alarm with mobile access
- Council Tax Band - C
- Understood to be one of the two original properties on Oaks lane along with Oaks farm

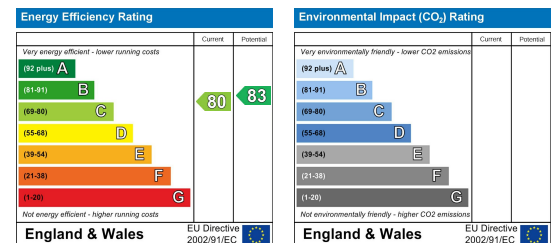
Area Map



Floor Plans



Energy Efficiency Graph



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