



Horrocks Fold

Bolton, BL17BX

Offers around £950,000

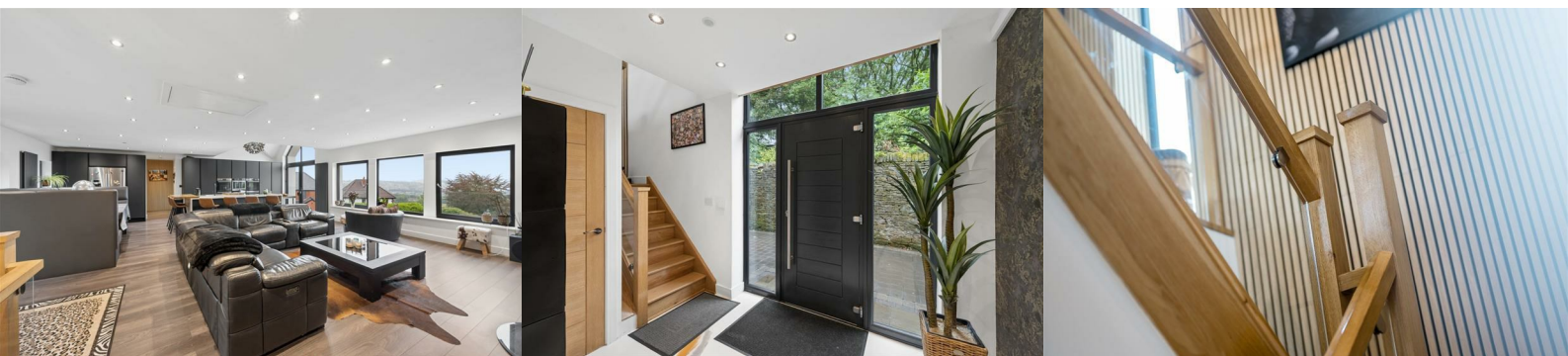


Occupying an enviable position on Horrocks Fold, just off Belmont Road, Kvarner is an individually designed six-bedroom detached executive home offering an exceptional combination of contemporary style, versatility and far-reaching countryside views.

Originally self-built and completed in 2021, this impressive residence extends to approximately 2,750 sq ft and has been thoughtfully designed around a particularly distinctive layout, with the principal living accommodation positioned on the first floor alongside the impressive master suite and an additional bedroom. The remaining bedrooms and family accommodation are arranged across the ground floor, creating an exceptionally versatile home that would work equally well for a growing family or multi-generational living.

Externally, the contemporary design is complemented by a fully rendered façade and extensive feature glazing, giving the property a striking architectural appearance while allowing the spectacular surrounding views and natural light to become an integral part of the home.

Lets tell you more about it!



Beds, Baths & Much More!

The ground floor is approached from both the front and rear elevations, providing a particularly practical and welcoming entrance arrangement. The main entrance opens into a spacious reception hallway, creating an immediate sense of light and space and providing access to the principal ground-floor accommodation and the striking staircase rising to the first floor.

Thoughtfully designed to provide excellent flexibility, this level is predominantly dedicated to the bedroom and family accommodation, making it particularly well suited to modern family life and equally appealing for multi-generational living. The separation between the sleeping accommodation on this floor and the principal living spaces above provides an excellent degree of privacy and independence.

There are four further bedrooms on the ground floor, including a generous bedroom with fitted storage and its own contemporary en-suite shower room. The remaining bedrooms are well proportioned and offer flexibility for children, guests or those requiring additional accommodation.

Also positioned on this floor is a beautifully appointed family bathroom, finished in a contemporary style with a generous bath and separate walk-in shower.

For additional versatility, the ground floor benefits from a snug/gym, providing a useful secondary living or leisure space away from the main family hub. This could equally be utilised as a playroom, relaxation space or hobby room depending on individual requirements.

A separate utility room provides valuable practical space, with fitted storage and provision for laundry appliances.

Where The Wow Factor Comes To Life!

The first floor is undoubtedly the showpiece of Kvarner, with the entire level designed around an exceptional open-plan family living space which truly needs to be seen to be appreciated.

Rising to the first floor, the accommodation opens into a magnificent open-plan kitchen, dining and lounge area, creating an impressive family hub with a wonderful sense of volume, light and space. Designed to make the most of its elevated position, the room features extensive feature glazing to the front, side and rear, allowing natural light to flood throughout while providing uninterrupted views across the surrounding countryside.

The outlook from this level is quite simply spectacular, with far-reaching elevated views over open countryside and moorland beyond. The large feature windows and glazed double doors with Juliet balcony ensure the views remain a constant feature of the living space, creating an exceptional backdrop whether relaxing, dining or entertaining.

The contemporary kitchen forms the centrepiece of this impressive room, with an extensive range of sleek fitted units, quality integrated appliances and a substantial central island providing a natural gathering point for family and guests. There is generous space for both formal dining and relaxed seating, allowing the whole area to work effortlessly as one sociable environment.

The lounge area adds warmth and character, centred around a feature log burner and striking panelled wall, providing a beautiful contrast to the contemporary styling of the kitchen. The open-plan arrangement allows the different areas to flow naturally together whilst retaining their own distinct purpose.

The combination of contemporary finishes, extensive glazing, dramatic views and generous proportions creates a genuine wow factor, with this exceptional space perfectly suited to both everyday family life and entertaining on a larger scale.

Also positioned on this floor is the impressive principal bedroom suite, which again takes full advantage of the elevated position. Large feature windows provide superb views, while fitted wardrobes and carefully considered finishes create a luxurious and private retreat. The bedroom is complemented by a contemporary en-suite shower room.

A further bedroom is also located on the first floor, offering excellent flexibility as a guest bedroom, dressing room, nursery or additional home office.

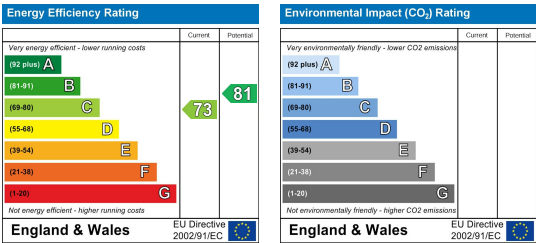
Area Map



Floor Plans



Energy Efficiency Graph



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