



REDPATH LEACH

ESTATE AGENTS

FEATURES

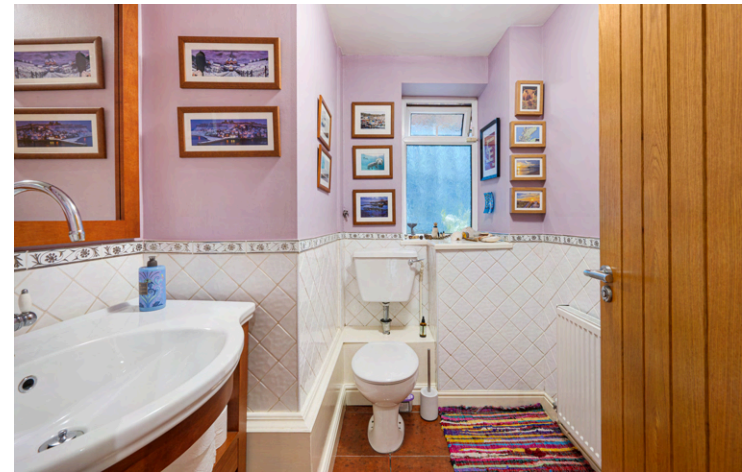
- Stunning Individual Detached Residence
- Circa 2,643 Square Feet in Total
- Four Reception Rooms
- 20' Kitchen/Diner & Utility Room
- Four Good-Sized Bedrooms
- Two Bath/Shower Rooms & Guest WC
- Substantial Private Plot with Open Aspect

CHURCH ROAD,
SMITHILLS

£695,000



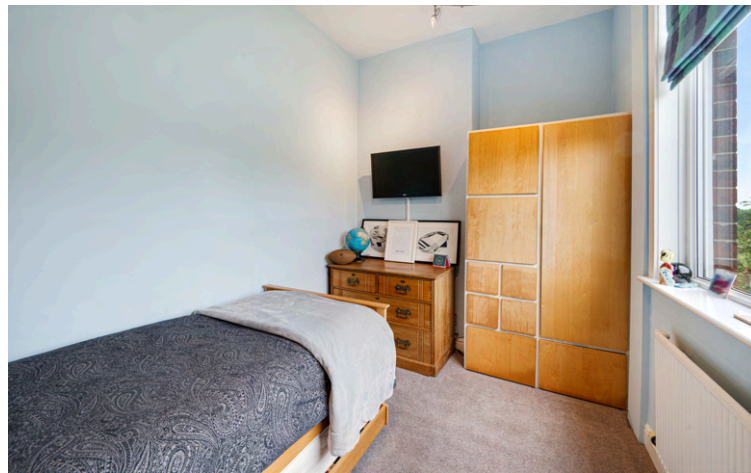
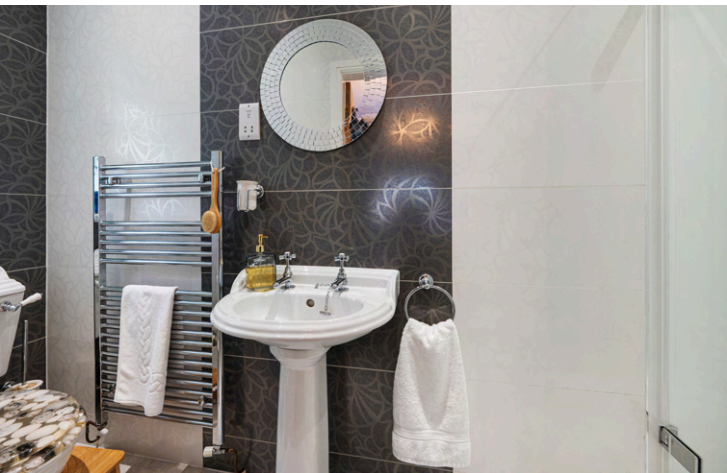
Church Road, Smithills



Church Road, Smithills



Church Road, Smithills



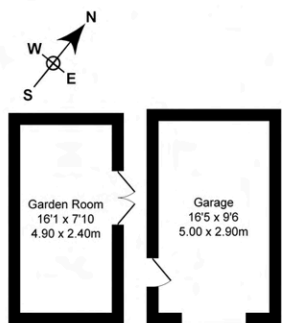
Church Road, Smithills



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Total Approx. Floor Area 2643 Sq.ft. (245.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

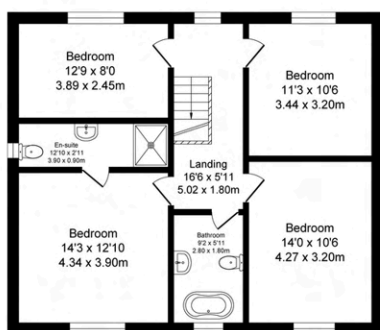


Outbuilding

Approx. Floor Area 126 Sq.Ft (11.7 Sq.M.)

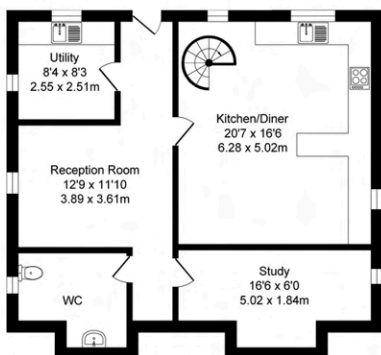
Garage

Approx. Floor Area 156 Sq.Ft (14.5 Sq.M.)



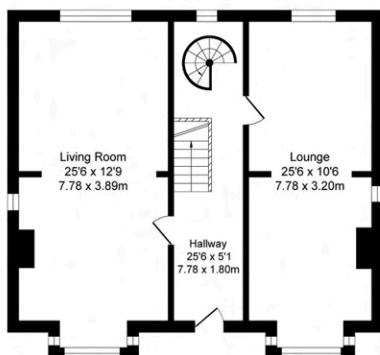
First Floor

Approx. Floor Area 769 Sq.Ft (71.4 Sq.M.)



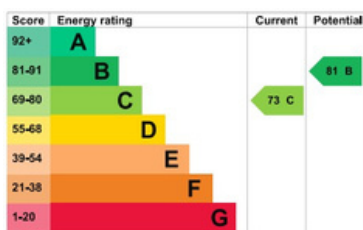
Lower Ground Floor

Approx. Floor Area 797 Sq.Ft (74.0 Sq.M.)



Ground Floor

Approx. Floor Area 795 Sq.Ft (73.9 Sq.M.)



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The attractive facade is most certainly imposing, yet remains pleasingly deceptive, belying a home of great depth which affords substantial accommodation arranged over three inviting levels and which extends to in excess of a truly impressive 2,640 square feet in total, complemented by the well laid-out floorplan which provides generously proportioned living spaces throughout. Having been a real labour of love, it is plain to see the exacting standards and keen eye for detail which have been applied throughout every inch of this home, with our clients' considered selection of fixtures, fittings and décor resulting in the creation of a supremely elegant and tasteful property. The kitchen units, cabinetry and wardrobes have all been hand-crafted, whilst the traditional Lincrusta textural wall coverings ooze charm and refinement, blending seamlessly with the decorative plasterwork.

The beautiful bespoke entrance door with its leaded, stained-glass entices, immediately setting the tone of the character that is to come, as one proceeds into the fabulous 25' reception hallway with its rather grand staircase to the first floor and decorative tiled floor. One is enveloped by the warm and inviting ambience, which is so prevalent throughout, but no more so than in the two 25' reception rooms, which both stretch the full depth of the ground floor, resulting in a bright dual aspect. The separation will be hugely beneficial for multi-generational living, with both spaces enjoying feature bay windows to the front elevation and impressive feature fireplaces, the most striking of which is within the main living room, where one will be charmed by the burner-style gas fire which provides a cosy accompaniment to those intimate evenings with a film and a takeaway.

One descends the spiral staircase to the lower ground floor, where one will discover a plethora of further living space, not least the wonderfully spacious 20' kitchen/diner, which provides an informal and effortlessly sociable environment in which to enjoy those family dinners, or perhaps a brew and a catch-up with friends; being fitted with an extensive range of bespoke wall and base units, providing plentiful storage options and complimented by the granite work surfaces. The Range-style cooker creates a warm and inviting hub of the home type atmosphere, whilst there is also conveniently an integrated dishwasher. A flexible off-lying 12' reception room would make a perfect playroom for the little ones or chill-out space for the teenagers, whilst there is also a 16' study for those who require some space in which to work from home. The lower ground floor is completed by a handy utility room in which to keep the laundry out of view of unexpected visitors, as well as a two-piece cloakroom/WC.

Up on the first floor, the generous landing provides access to the four good-sized bedrooms, including the 14' primary bedroom, which boasts a range of bespoke built-in wardrobes and a private three-piece en-suite shower room. The remainder of the family are suitably spoiled by the beautifully appointed house bathroom, which is a sophisticated environment in which to polish and preen before a night on the town. The fixtures and fittings hark back to a bygone era, being fitted with a three-piece suite in classic white comprising of Victorian-style WC, pedestal wash hand basin and free-standing roll-top cast iron bathtub.

An additional point of note is the installation of solar panels which, aside from positively impacting on running costs, boast a generous feed-in tariff exceeding £2,000 p.a.

Externally, the property occupies a quite sublime plot, with the substantial rear garden with its open aspect being a horticultural delight to behold and abutting green space which can be accessed directly. The maturity of the planting and the privacy it affords is a real highlight, with plenty to delight the senses, including an allotment space, should one wish to sample a taste of the good life. The expansive lawn provides ample opportunity for the youngest members of the household to burn off their energy in safety, whilst the adults keep a watchful eye from the large patio area paved in Indian stone, which also gives plenty of space on which to place one's colourful pots and planters. Even the weather need not spoil one's enjoyment, with the stunning arbour providing shelter for one's garden furniture and an ideal spot in which to enjoy a gin and tonic after a stressful day in the office or, when one has the urge to entertain, the perfect environment in which to host even the most populous of sociable gatherings or special occasions. A handy outbuilding provides storage facilities or could be adapted for leisure use. Off-road parking facilities are provided for a number of vehicles on the driveway and leads to the single garage.

The highly desirable and sought-after locality of Smithills is widely acknowledged as one of the finest residential districts in the area. Picturesque countryside and a number of local beauty spots are wonderfully close, yet one remains very conveniently located for all of the necessities of daily life. Plentiful shops and amenities can be found within walking distance on Chorley Old Road, as well as a diverse selection of bars and restaurants, which will be sure to score highly with those who enjoy a hectic social calendar, whilst one is equally within easy reach of the bustling town centre of Bolton, with its own abundance of high street stores, drinking establishments and eateries. A further important point of note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including the highly acclaimed Bolton School, recognised as one of the finest educational establishments within the North-West, if not the country. For the older members of the family with perhaps a commute to consider, the railway network can be accessed within the town centre or at Lostock Parkway, both of which provide swift links to a host of major commercial centres, such as Manchester, Liverpool and Preston, with the A666 and M61 being equidistant, should one prefer to travel by car. After a tough day in the office, one can take full advantage of the proximity to the picturesque Moss Bank Park or Doffcocker Lodge Nature Reserve, perhaps enjoying a stroll with the dogs to relax away the stresses of the day.

The ability of a property to enchant is a rather special quality indeed, something which is hard, if not impossible, to replicate through décor, fixtures or fittings, instead being an enviable quality which is engrained within its make-up. With that sentiment in mind, we would highly recommend an internal inspection to appreciate this truly unique home.



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