



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Immaculate Detached Residence
- Circa 2,541 Square Feet in Total
- Three Reception Rooms
- 24' Kitchen/Diner Plus Utility Room
- Four Double Bedrooms
- Three Bath/Shower Rooms
- Stunning Gardens & Countryside Views

THE HIGHGROVE,  
HEATON

£750,000



The Highgrove, Heaton



The Highgrove, Heaton



The Highgrove, Heaton



The Highgrove, Heaton



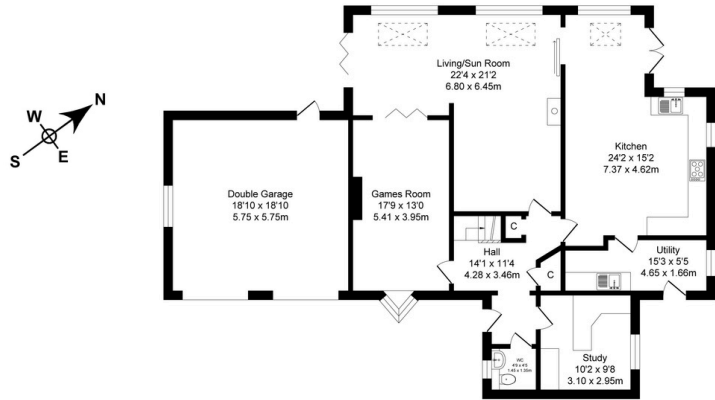
The Highgrove, Heaton



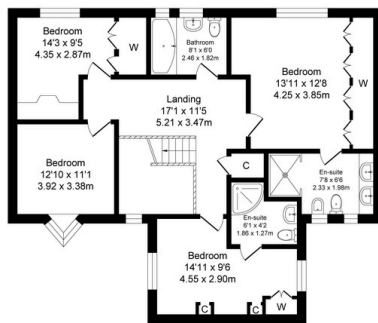
The Highgrove, Heaton

# Total Approx. Floor Area 2541 Sq.ft. (236.0 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.



Ground Floor  
Approx. Floor Area 1587 Sq Ft (147.4 Sq.M.)



First Floor  
Approx. Floor Area 954 Sq Ft (88.6 Sq.M.)



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

A home of distinction is one that is almost without compare in terms of its refinement and/or the quality of lifestyle which it can afford. This quite sublime four bed executive detached residence is one such property, a quite breath-taking home which has been dramatically enhanced under our client's attentive ownership, not only having been maintained in simply immaculate order, but also substantially extended, improved and remodelled to their precise and exacting specification in recent years, with the addition to the rear having created a simply magnificent open plan main living area a feature which has consistently proven to head the list of requirements for the contemporary buyer. Having been a real labour of love, every feature of the design and revised layout has been carefully and thoughtfully considered, then applied with a keen eye for detail and the considered selection of only the highest quality of fixtures, fittings and décor, resulting in the creation of a supremely elegant and tasteful home which meets all of the demands of 21st century living.

So often modern properties are criticised for their lack of character, but this rather handsome example puts up a very convincing argument to the contrary, oozing curb appeal from its premium position, secreted away along this quiet residential cul-de-sac serving just three other homes and occupying a quite delightful tucked away spot within this highly desirable development, just off Old Kiln Lane. Boasting a substantial plot, the generous landscaped gardens adjoin open farmland, providing a quite spectacular country backdrop and an excellent degree of privacy which one would not generally associate with such a convenient and accessible location.

It is this convenience which is a point of particular note, being situated on the periphery of the highly desirable and sought-after localities of Heaton and Lostock, widely acknowledged as some of the finest residential districts in the area, renowned for their diverse range of prestige and traditional homes and which have demonstrated themselves to be a consistent attraction to prospective purchasers, their strong sense of community and all that they have to offer their inhabitants being a particularly strong pull for those looking for a location in which to raise their family. The area benefits from being within easy reach of a host of local shops and amenities, 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. Of particular note, given the nature of this family home, is the close proximity to excellent schooling at all levels, including the highly acclaimed Bolton School, broadly 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 with ease at Lostock Parkway, providing 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 local countryside or perhaps the picturesque Doffcocker Lodge Nature Reserve, to enjoy a stroll with the dogs to relax away the stresses of the day.

Internally, the carefully considered floorplan affords impressive levels of space which many of its rivals will struggle to match, extending to in excess of 2,540 square feet in total, with accommodation arranged over two inviting levels and balancing the requirements of day-to-day life and entertaining perfectly. One enters via the generously proportioned entrance hallway with its handy off-lying two-piece cloakroom/WC and remarks upon the rather grand spindled staircase drawing the eye up to the first floor gallery landing, providing a beautiful feature to greet any visitors. One proceeds through into the first of the reception rooms, currently utilised as a 17' games room, but which could be utilised for a plethora of purposes, more likely a comfortable sitting room given its cosy ambience and aided in no small part by the feature fireplace with its inset coal-effect, living flame gas fire. A useful study, complete with built-in desk and storage, provides an ideal space for those who wish to work from home.

The hub of this home, however, is undoubtedly the glorious 22' open plan main living space, a quite remarkable creation worthy of limitless hyperbole and the epitome of modern-day luxury living. One is bathed in natural light, being enveloped by glazing which merges the indoors and outdoors seamlessly and frames those stunning views perfectly. This ultimate entertaining space excels, providing an abundance of potential seating areas and with glazed sliding doors providing direct access through to the kitchen, affording the ability to open up or close off the spaces, as required, which will be particularly useful when one is hosting those most populous of gatherings. The adjoining 24' kitchen has also benefitted from the extension and is large enough to accommodate areas for both dining and relaxing, creating a real family-friendly feel being fitted with an extensive range of Beech-effect wall and base units with contrasting black granite work surfaces and incorporating a host of integrated appliances, including high-level double oven, gas hob with overhead extractor canopy, fridge/freezer and dishwasher. A separate utility room provides a convenient space in which to keep the laundry out of view of unexpected visitors.

If one hasn't been wowed enough, one can proceed up to the first floor where the impressive landing provides access to the four double bedrooms, all of which are as bright and appealing as they are spacious and three of which benefit from built-in wardrobes. The particularly sizeable 13' principal bedroom boasts delightful open views, as well as a private five-piece en-suite bathroom, whilst bedroom two also enjoys en-suite facilities – a three-piece shower room, which would be ideal for an older child or as a guest room. The remainder of the family are suitably spoiled by the main bathroom, which itself is very well appointed with a three-piece suite in classic white, comprising of WC, wall-mounted wash hand basin and panelled Jacuzzi bath with overhead shower.

Externally, the property enjoys a low-maintenance frontage, with mature planting to the perimeter and plenty of off-road parking facilities available on the block-paved driveway, which also gives access to the detached double garage, which itself houses the newly installed gas boiler. The fabulous gardens are a joy to behold with designated areas for all the family to enjoy, the rear being more low maintenance, with beautiful planted borders and a large stone flagged patio area providing a romantic setting in which to enjoy a few glasses of bubbly whilst the sun goes down. The main garden area is located to the side of the property, the expansive lawn encompassed by trees and shrubs and providing plenty of space for the little ones to burn off their energy in safety.

We are confident that even the most discerning of buyers cannot fail to be impressed by the size and quality of the accommodation on display, and which can only be appreciated by the internal inspection of this quite exceptional home.



REDPATH LEACH

ESTATE AGENTS



@redpathleach



@redpathleach



enquiries@redpathleach.co.uk



www.redpathleach.co.uk



01204 800292



17-19 Chorley New Road, Bolton, BL1 4QR