



School Room

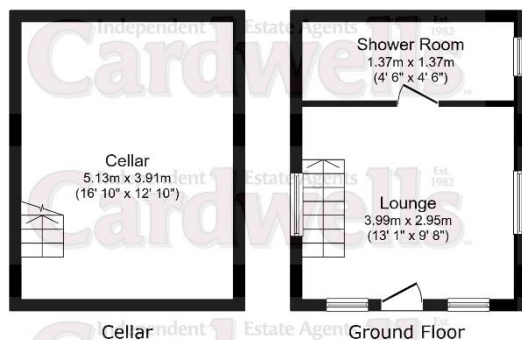
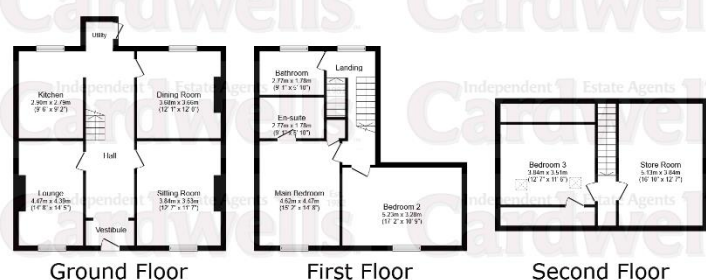
Self contained detached double glazed building. Front door Open plan kitchen living area. Feature stone fireplace incorporating a multi fuel burning stove, fitted storage cupboards, radiator, three double glazed windows rear courtyard aspect. Shower room UPVC frosted double glazed window yard aspect, shower cubicle, close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, radiator. From the living area, there is an open plan staircase leading to a mezzanine floor, overlooking the living area.

Tenure:

Cardwells estate agents Bolton research shows the property is Freehold.

Council tax:

Cardwells estate agents Bolton research shows the property is band E annual charges of £2719



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THOMASON FOLD – TURTON – BOLTON – £415,000

An opportunity to purchase this impressive Georgian stone cottage, dating back to circa 1799, constructed for the Thomason family. This deceptively spacious double fronted house is full of character, including stone fireplaces and would make an ideal family home. There is spacious and versatile accommodation and a self contained detached old schoolhouse to the rear. There are three good sized reception rooms, three bedrooms, en suite shower room to the master, a useful cellar room and generous loft space. The property is tucked away off Thomason Fold, with lovely open countryside views, close to Turton football club and the Entwistle and Wayoh reservoirs. Edgworth village centre is a just a short stroll away, with local shops and pubs. Viewing is highly recommended to fully appreciate this lovely characterful property, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Entrance vestibule, reception hall, lounge, sitting room, dining room, kitchen and an open plan utility room. On the first floor there are two double bedrooms and a family bathroom. Master bedroom has an ensuite shower room. A staircase leads to the 2nd floor, where you will find a bedroom and a spacious walk-in storage/loft room. From the kitchen, a door and a staircase leads down to the cellar. Outside there is a delightful mature garden which is mainly laid to lawn, with a patio area. To the rear there is a Yorkstone paved courtyard with access to the side lane and a detached stone built self contained Annex, (formally the old school house).



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Entrance Vestibule:

Composite front door leading to the vestibule with tiled flooring, timber framed leaded light door.

Reception Hall:

Coving to the ceiling staircase to the landing.

Lounge 14' 5" x 14' 8" (4.39m x 4.47m)

UPVC double glazed window to the front aspect, feature stone fireplace incorporating a multi fuel burning stove, wooden flooring, radiator, picture rail.



Sitting Room: 12' 7" x 11' 7" (3.83m x 3.53m)

UPVC double glazed window to the front aspect, feature fireplace with a cast iron surround and a tiled hearth, radiator, picture rail.



Dining Room:

UPVC double glazed window to the rear yard aspect, feature fireplace incorporating a multi fuel burning stove mounted on a stone hearth with a wooden mantle surround, wooden flooring, radiator, picture rail.



From the landing there is a staircase leading up to,

Second floor Bedroom 3 12' 7" x 11' 6" (3.83m x 3.50m)

2 UPVC double glazed Velux skylight windows, fitted wardrobe with matching drawers and a matching dressing table unit, radiator, built in eaves/storage space.



Loft storage room

Useful storage space.

Cellar

From the ground floor, there is a door and steps lead down to, Cellar room Double glazed window rear aspect, radiator, stone flagged floor, wooden beams to the ceiling, ample storage and shelving.



Outside

To the Front - a metal gate opens onto a York stone paved pathway, intersecting the garden which is mostly laid to lawn with mature tree and plants displays. There is also a gravelled patio. To the Rear There is a Yorkstone paved courtyard and patio area, which is enclosed with, a useful stone built storage shed and a gate giving access to the side elevation.



Kitchen:

UPVC double glazed window to the rear aspect, range of modern fitted wall and base units with wood block work surfaces, tiled splashbacks, built in double oven, inset halogen hob, extractor hood above, Belfast sink, with mixer tap, integrated dishwasher, space for a fridge freezer, tiled floor, coving, inset spotlights.

**Utility Room:**

Fitted shelving and a wood block work surface space, plumbing for a washing machine, space for a tumble dryer, tiled floor, door, inset spotlights, UPVC door rear yard aspect.

**Landing**

Landing Feature UPVC leaded light window, rear aspect, radiator, coving to the ceiling, doors lead to,



Master Bedroom 15' 2" x 14' 8" (4.62m x 4.47m)
UPVC double glazed window front aspect,
radiator, built in storage cupboard, picture rail,
door leading to,



En suite Shower Room 9' 1" x 5' 2" (2.77m x 1.57m)

Shower cubicle, close coupled WC, wash basin with mixer tap, chrome plated towel rail,
part tiling to the walls, extractor fan.



Bedroom Two 10' 9" x 17' 2" (3.27m x 5.23m)
UPVC double glazed window, front aspect,
radiator, picture rail.



Bathroom 9' 1" x 5' 10" (2.77m x 1.78m)
UPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath
with mixer tap and a shower above, wash basin with mixer tap, close coupled WC, part
tiling to the walls, chrome plated towel rail.

