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## RUINS LANE – HARWOOD – OFFERS IN THE REGION OF £600,000

In search of a spacious, peaceful, and tranquil, true family entertaining home? Then look no further and welcome to Ruins Cottage. It must be viewed to be fully appreciated; this is a stunning and versatile stone-built family home. Ruins Cottage, is situated within a quiet woodland area of Ruins Lane, garlanded with the beauty of nature, singing birds, trees, offering an enchanting haven where residents wallow in a distinguished balance of seclusion and neighbourly warmth. Ruins Cottage is a stunning example of a fine detached home, standing in generous grounds that boasts a blend of privacy and convenience, a true gem just waiting to be discovered. The immaculately presented and charming home extends to over 2077 sq ft of surprisingly spacious and versatile accommodation. In recent years, our clients have undertaken a very comprehensive, yet sympathetic programme of high-quality improvements to create an outstanding family home, made for entertainment, true comfort, and luxury. The property is approached via a state-of-the-art electric gate entrance, opening to reveal a good-sized driveway. The driveway has a tarmac surface and opens to a block paved garden/parking area with space for multiple vehicles, complemented by an electric 1.5 rolled shutter integral garage for added convenience. The cottage's stone style exterior creates a welcoming first impression, hinting at the luxury, comfort and sincerity that awaits inside. Ruins Lane is close to the centre of Harwood Village, with all the excellent amenities it has to offer. To arrange a viewing to fully appreciate this fantastic property, please contact Cardwells estate agents Bolton, 01204381281, bolton@cardwells.co.uk The well-presented accommodation briefly comprises reception hall, guest WC, snug, laundry room, impressive kitchen breakfast room, open plan dining/family/cinema room and lounge and an office study/bedroom five. Upstairs there are four bedrooms and a family bathroom. The master bedroom and bedroom two, benefit from en-suite shower rooms. Outside there are gardens to the front and rear, along with a state-of-the-art gated driveway which provides ample parking, leading to an integral garage. The property also benefits from double glazing and gas central heating

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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance:**  
Through the distinctive Forest Green doors which showcases a complementary stained-glass theme and is a great first impression.

**Reception Hall:**  
Natural light floods in from the leaded stained-glass window and window panels, radiating a soft glow across the hallway, a light and airy welcome which is further enhanced by the nonchalant openness of the gallery landing above. making for an imposing entrance. The hallway boasts a Solid Oak Wooden floor, which is a theme throughout the whole of the home. Here you will find the controller for the NEST integrated heating system. It has a radiator and inset spotlights to the ceiling. This property boasts an abundance of storage solutions, which starts with 2 built-in good sized under stairs storage cupboards



**Guest WC:**  
A convenient guest room is straight ahead, Close coupled WC, wash hand basin with mixer tap, tiled floor, part tiling to the walls, extractor fan. The elegant moody décor oozes style.



**Snug: 18' 7" x 12' 9" (5.66m x 3.88m)**  
Transitioning to deluxe carpeting, for underfoot luxury, is the snug. An area that works well for relaxing and entertaining, decorated in Farrow and Ball's Hague Blue, a refined finished that adds depth and warmth to a traditional English home. Featuring an Inglenook fireplace incorporating a wood-burning stove mounted on a marble hearth, for those colder nights snuggled up together or marshmallow baking to welcome in the New Year, A fireplace that will make any living room appear more grand and a true focal point. Two leaded light double-glazed windows to the side, 2 radiators, inset spotlights to the ceiling. Leaded light double glazed window to the front aspect. The room boasts the fine quality of divine living.



**Outside:**  
There is an electronically operated gate to the driveway which leads to an attached single garage with an electric roller shutter door to the front of the property. The driveway has a tarmac surface and opens onto a block paved garden area/driveway. There is a huge, stunning custom built kitchen garden/dining area, which incorporates a built-in barbecue/braai, additional spaces for 2 kamado smoked BBQ's, a pizza preparation and cooking area with over shelving and plenty of workspace. The garden/dinning area to the front is mostly paved with a raised herb garden and mojito corner. Walk down the side of the house via a paved pathway adorned with draping ivy and white flowers, this gives access to the rear garden where you will find an abundance of space for relaxation, play and entertaining. there are 2 outside paved patio areas, the first a bright airy space for a relaxing morning coffee or afternoon tea and second rear patio is an amazing entertaining space for friends and family with a recently added outside cinema and bar area, nestled within a courtyard position for privacy and warmth. There is a larger than average raised lawned garden, which leads to the automatic vent opening greenhouse, for those with green fingers and an appreciation for outdoor life.  
The first patio, the current owners use as a morning room in the summer. This can host a 4 seater table for that morning coffee or afternoon tea with cream, jam and scones, it also has space for a 3 seater garden sofa, for relaxing comfortably after that full english or continental breakfast. Steps from this area lead up to a laid delightful lawned garden with shrub and tree borders aside, great for playing pall mall/croquet or boules. Also made secure with a classic wrought iron fence for security and peace of mind.  
Spending time in the garden for your health and wellbeing is a must and this second patio area is an exceptional space and a third lounge area to Ruins Cottage. It hosts a space-efficient designed wall mounted bar, an absolute want for prodigious entertaining of guests and family alike, or simply cultivate a positive mindset by relaxing with a book away from the noise of the family for some self indulgent solitude, making it a perfect spot for practicing meditation or yoga to restore your sense of inner peace.

**Tenure:**  
Cardwells estate agents Bolton research shows the property is Freehold.

**Council tax:**  
Cardwells estate agents Bolton research shows the property is band F annual charges of £3102





**Kitchen Breakfast room: 17' 3" x 12' 2" (5.25m x 3.71m)**

A chefs dream of a gourmet delight and certainly the heart of the home, recently designed to provide the ultimate cooking and entertainment experience. The imposing granite central island hosts a plethora of uses: Seating is arranged around two sides of the island to allow for a minimum of six people to comfortably dine and watch the cook whilst entertaining. The island also hosts a top of the range Bosch dishwasher and wine cooler, whilst also housing storage for all your culinary needs, with two double cupboards and an integrated dual bin storage. The central island also benefits from an integrated colour co-ordinated sink and a futuristic Quooker tap, for that on-demand hot water, or that well needed cup of tea/coffee for the jump start of the day or morning gatherings. Never be without internet or connection to the outside world, there features an automatic pop-up plug socket with wireless charging, 2 USB chargers, Surge Protection, 4 UK Plus socket, 1RJ45 Port and a HDNI port. Over the well-constructed island there is a glass display rack – perfect storage for water, cocktail, wine or champagne glasses.

There is an abundance of storage cupboards, a beautifully handcrafted double door pantry cupboard, with a wealth of thoughtful, convenient storage, ideal for busy kitchens. From the outside, the clean, simple lines add a touch of elegance to the room. Open them up and you'll find all sorts of space for your supplies, such as shelves, racks, and drawers, also hosting a microwave oven. Under the five ring Neff gas burner, there contains a split system cutlery and crockery drawer, a concealed extractor hood is above. Behind the hob you will find a bespoke splashback that has been designed for that personal touch, allowing guests, friends and family alike to share their experience of Ruins Cottage by writing their names on the splashback (this will be renewed and a blank canvas for the new owners of the property, once sold). All appliances are top of the range Neff, with two ovens, with matching complimentary plate-warming drawers beneath. integrated Bosch fridge and freezer and an additional integrated under the counter Bosch fridge too. For the wine enthusiasts, sommeliers or partygoers amongst us, is the ultimate wine rack, housing 96 bottles which has been professionally hand crafted and designed by the current owners and sits above the full length of the back wall. In the magical words of Andre Simon "Wine makes every meal an occasion, every table more elegant, every day more civilized." Gift yourself the feeling of a 5-star hotel experience. Let house guests help themselves to their beverage of choice with this self-serve coffee/chocolate station idea. Being able to enjoy a hot or iced coffee or whipping up a must of flavour-rich hot cocoa. Under the porcelain tiled floor lies underfloor heating (UFH), a high-spec feature that warms the room evenly and efficiently, especially during frosty winter mornings. Leaded light double glazed window to the rear garden aspect, radiator, inset spotlights to the ceiling, UPVC double glazed sliding patio door that leads and expanding part of living space; to the customised outside Braai/BBQ/Pizza kitchen/dinner, Impress guests and enjoy creating your own grilled meals and feed the people you relish spending time with the most Enjoy cooking with herbs from the herb garden or simply making a cocktail from mojito corner with the expanse of different mint types.



**Laundry Room:**

A very generously sized open 24/7 utility/laundry room. Leaded light double glazed window to the front aspect, modern fitted wall and base units, chrome plated towel rail, space for a washing machine and a tumble dryer, extractor fan, inset spotlights to the ceiling. Above average in size, enough room for hanging clothes and setting up with an ironing station.



**Dining Room/Family Cinema room: 26' 3" x 16' 1" (7.99m x 4.90m)**

This charming space enables you to enjoy entertaining guests for up to eight people or more for formal gatherings and dining. Enjoy the elegance of the airy room, adorned with a mirrored wall to captivate the natural light that springs into the room. Flow naturally through to the multi-purpose vaulted ceiling family room/cinema room. Picture the scene: a room where you can remotely dim the lights, sink into supremely comfortable seats, and get immersed in your favourite films thanks to a giant, gloriously high-definition screen, and rich surround-sound. Plus, smart connectivity means teenagers can join the rest of the family without sacrificing their social media scroll. Redefine movie nights, offering unparalleled entertainment within the comfort of your home. Let's face it, it rains in England. That can easily mess your weekend plans up, but with a fantastic cinema room you've always got a plan B. 2 uPVC double glazed windows and a patio door to the rear garden aspect, which the current owners typically use as a morning room in the summer to relax and enjoy the summer sun, double glazed Velux skylight window, a continuation of the solid oak wooden flooring, 2 radiators, wall mounted electric fire for additional warmth, integral door leading to the garage and also the study/Bedroom 5.



**Inner Hall:**

From the kitchen breakfast room there is an inner hallway with a UPVC double glazed door to the rear garden aspect, continuing the theme of the solid oak wooden flooring, and exhibiting an additional abundance of fitted floor to ceiling storage units, continuing the stylish theme complimenting the walkway through from the kitchen to the dining area.

**Office/Bedroom: 5 10' 7" x 9' 8" (3.22m x 2.94m)**

A tranquil, spacious, and light workspace, with uPVC double glazed window overlooking the rear garden aspect, continuation of the solid oak wooden flooring. A purposely built, integrated bookshelf cabinet allows you to display your favourite books or travel souvenirs. Radiator and inset spotlights to the ceiling. If required, the buyers may wish to explore converting this space into a fabulous additional living area/granny flat (subject to planning permission).





**Landing:**

Galleried landing with overhanging Chandelier for that something special. Light and cushiony carpet to the stairs and landing. A large leaded light double-glazed window to the front aspect with radiator below.

**Master Bedroom: 15' 10" x 12' 8" (4.82m x 3.86m)**

The main bedroom is filled with beautiful natural light due to the large leaded double-glazed window to the front aspect with a radiator below. The room is sophisticatedly decorated in all- white, which yields elegance and clean lines, creating a composed and inviting atmosphere. The master bedroom overlooks the front elevation of the natural woodland and stream, again enhancing the attraction of this property. The professionally fitted wardrobes seamlessly integrated, provide ample storage space. solid oak wooden flooring, access to the loft, spotlights to the ceiling. This bedroom also boasts an appealing en-suite shower room.

**En-Suite:**

This larger than average space adorns 2 double glazed Velux skylight windows, allowing an abundance of natural light to fill the whole room, the contemporary suite comprises of a double width shower cubicle with overhead rain-forest shower and additional body shower head, wash hand basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, part tiling to the walls, chrome plated towel rail, built-in storage cupboard that can be used as a multitude of uses (including a built-in make-up station or simple storage) , inset spotlights to the ceiling. This room has been recently refurbished within the last 6 months.

**Bedroom 2: 11' 9" x 8' 10" (3.58m x 2.69m)**

This is a tastefully decorated space, enabling the new owners to feel assured that this room will suit any teenager or younger family member. Exceptionally versatile and aesthetically decorated. Leaded light double glazed window to the rear garden aspect, fitted wardrobes with overhead storage cupboards, radiator, solid oak wooden flooring, coving to the ceiling. This bedroom also boasts an en suite shower room, a teenagers dream of luxury and self-indulgence.



**En-suite:**

Frosted double glazed window to the rear aspect, white suite comprising, 1.5 shower cubicle, close coupled WC, wash hand basin with mixer tap and under sink storage, radiator, floor to wall tiling in all-white with a hint of silver bordering, inset spotlights to the ceiling, all adding a touch of clemency, flexibility and functionality.

**Bedroom Three: 8' 4" x 10' 0" (2.54m x 3.05m)**

This room is bold and beautiful, showcasing a Cheshire moulding panelled backdrop wall, painted in a complimentary Farrow and Ball ammonite grey. Leaded light double glazed window to the front aspect, overlooking the sympathetically designed outside kitchen and herb garden, beyond this you can float away with the noise of the singing birds and views over the woodland and stream. A radiator below the window heats this room toasty. Solid oak wooden flooring, built-in fitted wardrobes, coving, access to the loft (which has been professionally boarded with drop down loft ladders for easy access).

**Bedroom Four: 10' 4" x 7' 11" (3.15m x 2.41m)**

This charming segment of Ruins Cottage boasts a vaulted ceiling, adding a sense airiness and space. Smallest of all bedrooms, yet still a double sized room. Part decorative complimentary panelling to the walls, fitting wardrobes, solid oak wooden flooring, UPVC leaded light double-glazed window overlooking the rear aspect, radiator and inset spotlights to the ceiling.

**Family Bathroom:**

Frosted double glazed window to the front aspect, modern white suite comprising, enclosed bath with a fabulous shower above, wash hand basin with mixer tap, close coupled WC, large chrome plated towel rail. The walls are enriched with floor to ceiling contemporary tiling, inset spotlights to the ceiling, making it a pleasant space for both relaxation and/or daily routines. Conveniently serving the first floor living areas.

