



THE FARM HOUSE, NEW BUTTERWORTH FARM COX GREEN ROAD, BOLTON, BL7 9RJ



- Farmhouse on the edge of countryside
- Wonderful far reaching views
- Fields to the front, side and rear
- 3 bedrooms, 2 en suites, family bathrm
- 3 reception rms, Utility rm & guest WC
- Open plan kitchen / diner. Double garage
- Part of an exclusive hamlet development
- Minimum term 12 months



Monthly Rental Of £1,600

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Positioned on the edge of the beautiful West Pennine Moors in the beautiful semi rural village of Egerton, North Bolton is The Farmhouse, New Butterworth Farm, just off Cox Green Road. This wonderful family size home, enjoys fabulous, far-reaching views to the front whilst to the side and beyond the rear boundary are open fields. This type of exclusive rural property very infrequently comes to the rental market, and this is an opportunity not to be missed. The property was lovingly and carefully rebuilt in 1994 and forms part of this exclusive New Butterworth Farm development of only a few exclusive residences. The views and position are quite simply superb, as of September 2025 the property is under going complete redecorations and there are tentative plans that all bathrooms will be upgraded during the tenancy, though this is not yet confirmed. We are advised a new kitchen will be installed in the winter of 2025. The accommodation on offer briefly comprises: entrance hallway, living room, family room, study, open plan, kitchen/diner, utility room, guest WC, first floor, landing, master bedroom with ensuite, shower room, second bedroom with ensuite, shower/wet room, third bedroom and family bathroom suite. Externally there is a double garage which is served by the cobbled driveway, providing additional parking facilities. The rear gardens enjoy a sizable land area enclosed by mature hedgerow, rockery and fully enclosed patio style garden. The property benefits from double glazing, gas, central heating, security alarm system. Viewing comes with the highest recommendations. In the first instance a walk through viewing video is available to watch however this was recorded in 2023 and is just for guidance of the layout, as the decorations will be updated, an internal viewing can be arranged via an advanced appointment with Cardwells Letting Agents Bolton on 01204381281, lettings@cardwells.co.uk or via www.Cardwells.co.uk

Entrance Hallway 16' 9" x 5' 2" (5.101m x 1.587m) Quality entrance door with UPVC window above, radiator, panelled ceiling, freestanding mirrored coat and hat stand.

Living Room 16' 10" x 14' 11" (5.128m x 4.554m) Large UPVC window to the front, enjoying the far-reaching views, UPVC window to the side, tiled fireplace with intricate detailing to the surround with inset living flame, gas fire, two radiators, both with covers, wall and ceiling lights, double doors into the Home Office.

Office / Third reception room 12' 10" x 8' 9" (3.917m x 2.670m) UPVC double patio doors off to the rear garden, radiator, exposed stonework to one wall, spotlighting, pedestrian door from the garage.

Family Room 26' 7" x 12' 0" (8.097m x 3.670m) Two large windows, which enjoy the far reaching views to the front, radiator and cover, UPVC window to the rear, spindle stairs off to the first floor.

Kitchen/Diner 17' 7" x 12' 8" (5.366m x 3.869m) A quality fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, double oven/grill, gas hob with extractor over, the worksurfaces extend into a breakfast bar, radiator and cover, UPVC double doors off to the rear garden, large UPVC window to the front, enjoying the far-reaching views.

Utility Room 8' 9" x 8' 9" (2.669m x 2.669m) Measured at maximum points. UPVC rear entrance door, matching wall and base cabinets, stainless steel sink and drainer, ceramic wall tiling, radiator.

Guest W/C 5' 2" x 2' 10" (1.574m x 0.854m) White WC and wash hand basin, UPVC window, ceramic wall tiling.

First Floor Landing 14' 1" x 6' 1" (4.28m x 1.849m) UPVC window to the rear enjoying the aspect over the rear garden.

Bedroom One 14' 11" x 10' 5" (4.558m x 3.168m) Measured at maximum points. UPVC window to the front, enjoying the fabulous far-reaching views, radiator, quality carpet.

Ensuite/Wet Room 5' 3" x 1647' 0" (1.612m x 502m) A three-piece wet room with: dual flush, WC, pedestal wash hand basin and shower, extractor fan, radiator, wall mounted cabinet, and shaving light with shaving socket.

Bedroom Two 10' 4" x 12' 1" (3.152m x 3.680m) UPVC window to the front, enjoying the fabulous far-reaching views, radiator, quality carpet.

En-Suite Shower Room 5' 6" x 5' 0" (1.666m x 1.532m) A three-piece shower room comprising: corner shower enclosure, pedestal wash hand basin, and WC, radiator, UPVC window to front, fitted mirrored wall cabinet, shaving light with shaving socket, ceramic wall tiling.

BedroomThree 11' 9" x 8' 1" (3.583m x 2.465m) UPVC window to the rear overlooking the back garden, fitted blinds, radiator, quality carpet.

Family Bathroom 6' 9" x 5' 11" (2.048m x 1.802m) A white three-piece suite comprising: pedestal wash hand basin, WC and bath with shower over, ceramic wall tiling, radiator, mirrored cabinet, shaving light with shaving fitting, built-in storage space over the stairs.

Double Garage 17' 7" x 16' 5" (5.347m x 5.013m) Electric vehicle access door, wall mounted gas, central heating boiler, 2UPVC windows to the rear. The garage is served by a cobbled driveway, providing additional off-road parking

Gardens To the immediate rear of the property is an enclosed area with fencing around, in a terrace design. Beyond this there is a rockery with steps up to a sizeable lawn area roughly the width of the property. This garden area is enclosed by a mature hedgerow to the rear. To the front of the property there is a courtyard style paved seating area with stone walling.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Deposit Option A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme should you choose this option, more information can be found at www.depositprotection.com

Pets We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £50 per pet per month.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

