

Outside:

There is a cobbled driveway area directly to the front. Opposite there is a flagged driveway which provides ample parking for several vehicles and leads to a larger than average detached stone garage, with a roller shutter door. The garage has a separate entrance door to the side with two windows aside. Steps lead up to a delightful garden with well mature stock borders, feature trees plants and floral displays. A gate gives access to the side garden, which is mostly gravelled with a central paved patio and raised plant beds. To the rear of the property, there is a paved pathway with gravelled, and plant raised borders. Steps lead up to a wooden deck patio.



PITFIELD FARM PITFIELD LANE – – £600,000

Pitfield farm is thought to date from around 1780 and is a magnificent family home presented to exact standards throughout with a perfect juxta position of modern facilities and luxury encompassed within a Historic building, flourishing with period charm and features. Set behind an electric vehicle gate the cobbled roadway leads you to the detached garage with additional parking spaces in front. The cobbled lane is only home to one other property, so there is little passing traffic and it is an exclusive hamlet setting, within the heart of Harwood village, despite its age we suspect many people will not know that it is even here. The popular schools of Harwood are all within walking distance as is the village centre, shops, restaurants, health facilities, sports clubs, easy access to both Bolton and Bury and beautiful countryside that is just a short walk away. The luxury living space extends to around 2,185 ft.²/203 m² which briefly comprises: reception area, wonderful lounge with woodburning stove, exposed stonework and beamed ceiling, dining area which opens up into the quality fitted kitchen, complete with Range master cooker, the central island extends into a breakfast bar, stunning second reception room flooded with natural light, utility room, ground floor guest WC, beautiful first floor landing with crossbar effect exposed beams, stunning master bedroom with views towards Winter Hill, beautiful three-piece en-suite shower room, three additional double bedrooms and a stunning family bathroom suite, complete with roll top/clawfoot bath and generous shower area. The property boast a variety of features such as exposed stone display niches, a timber circular wheel in the wall that emphasises the period charm. Externally the overall plot is around 0.18 of an acre. To the rear of the property is a deck terrace area, perhaps ideal for an early morning coffee. The side garden has been professionally landscaped and is accessed from the living room offering fully enclosed space, perfect for alfresco dining. Whilst the front garden is both picturesque and practical, offering private and enclosed space for children to play, bordered by mature trees of a variety of species and specimens which bloom into a colourful array. There are a selection of fruit trees and a central apple tree has even been used to accommodate a child's swing. The detached garage and driveway in front provides private off-road car parking spaces and the whole footprint of the property can only be accessed via the electric vehicle gates. The property is neither listed and not set in a conservation area and it is worth emphasising that it is Freehold. This is a unique family home and opportunities and property like this only infrequently come to the open market, as such we would recommend an early viewing. In the first instance a walk-through viewing video is available to watch and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch:

UPVC double glazed front door to the entrance porch with Yorkstone flagged flooring, traditional style radiator, feature exposed stone walls, double glazed Velux skylight window and a further UPVC double glazed window to the front aspect.

Lounge: 22' 8" x 19' 11" (6.90m x 6.07m)

UPVC double glazed French doors incorporating plantation shutters to the side aspect, UPVC double glazed window to the front courtyard aspect, feature fireplace incorporating a woodburning stove mounted on a stone hearth, with a wooden mantle, wooden flooring, three radiators, beams to the ceiling, staircase to the landing, steps lead up to:



Kitchen & dining room: 25' 9" x 9' 11" (7.84m x 3.02m)

2 UPVC double glazed windows to the front and rear aspects, two double glazed Velux skylights windows, range of traditional fitted wall and base units with wooden block work surfaces and splashbacks, central island incorporating a breakfast bar, ceramic sink unit, with mixer tap, space for a range cooker, extractor hood above, space for an American fridge freezer, integrated dishwasher, wine cooler, slate tiling and wooden flooring inset spotlights and beams to the ceiling.



Second lounge: 19' 6" x 14' 10" (5.94m x 4.52m)

UPVC double glazed window to the front courtyard aspect, wooden flooring, feature brick fireplace with a wooden mantle surround, radiator, inset spotlights to the ceiling, two double glazed Velux skylight windows, radiator.



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 £3274

Plot Size:

Cardwells Estate Agents Bolton research shows the plot size is approximately 0.18 acres.

Chain details.

The property is sold with an upward chain the details are yet to be confirmed.

Flood Risk:

Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area:

Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings:

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From the dining area door leads to the rear porch way and utility room.

Porch:

UPVC double glazed stable style door, rear aspect, tiled floor, radiator.

Utility Room: 11' 0" x 8' 4" (3.35m x 2.54m)

UPVC double glazed window to the rear aspect, fitted wall and base units with work surfaces, inset ceramic sink unit with mixer tap, space for a washing machine and space for a tumble dryer, inset spotlights to the ceiling.

Guest wc:

Close coupled WC, wash hand basin, part panelling to the walls, extractor fan, inset spotlights.

Landing: 25' 2" x 6' 5" (7.66m x 1.95m)

2 UPVC double glazed windows to the rear aspect, radiator, feature beams to the ceiling, access to the loft doors lead to:



Master Bedroom: 20' 8" x 11' 8" (6.29m x 3.55m)

2 UPVC double glazed windows to the front and side aspects, beams to the ceiling, radiator.



En-suite Shower Room:

UPVC frosted double glazed window to the rear aspect, contemporary suite comprising, shower cubicle, wash hand basin with mixer taps, close coupled WC, tiled floor, chrome plated towel rail, inset spotlights to the ceiling.

Bedroom Two: 14' 1" x 11' 2" (4.29m x 3.40m)

UPVC double glazed window to the front aspect, radiator below, wooden beam and inset spotlights to the ceiling.

Bedroom Three: 13' 9" x 13' 8" (4.19m x 4.16m)

UPVC double glazed window to the front aspect, radiator below, wooden beam to the ceiling.

Bedroom Four: 11' 8" x 10' 10" (3.55m x 3.30m)
UPVC double glazed window to the front aspect, radiator below.



Bathroom:

UPVC frosted double glazed window to the rear aspect, tiled shower cubicle, wash hand basin with mixer taps, set into a vanity unit, low level WC, freestanding bath with mixer tap/shower attachment, heated towel rail/radiator, inset spotlights to the ceiling.

