



Wadham's Court

CROWTHORN



9 Wadham's Court

Wadham's Court rests within scenery shaped by centuries of rural life, once home to the pioneering Crowthorn community: an area whose legacy includes the first National Children's Home and even a visit from Gandhi in the 1930s. Approaching from Edgworth or from the moors beyond, the landscape gradually widens, unveiling rolling fields and big skies.

Turning into the residents' car park, where signs welcome visitors directly to two clearly marked spaces reserved for Apartment 9. From here, elegant stone steps lead to the smart communal entrance, where sleek hallways lined with images of Crowthorn offer a nod to the area's rich history.



Welcome Home

On the second (and top) floor, Apartment 9 awaits. The first hallway opens with Karndean flooring underfoot, setting a refined tone that pairs perfectly with the sense of height and space introduced by the high ceilings. Light moves easily through this entrance, carrying into the main corridor with its soft grey carpet and airy atmosphere, creating a homely welcome.





Light-Filled Lounge

At the far end of the hallway, the lounge opens with high ceilings and dual-aspect windows that draw in natural light from morning to dusk. This is a room shaped for gathering: warm in winter, thanks to the apartment's ability to heat quickly, and wonderfully bright on clear days when the landscape sits in full display. The tone is cosy yet spacious, a place where evenings unfold slowly across the horizon, and the sun tints the windows gold.







Culinary Delights

Flowing through from the lounge, the kitchen pairs practicality with charming views. Neutral tiles anchor the room, while a full range of dark oak units and bright white wall cupboards create both contrast and character. The stainless-steel sink faces a window framing trees and fields, turning dishwashing into something unexpectedly pleasant.

A NEFF electric oven, NEFF induction hob, integrated dishwasher, washing machine, fridge, and space for a freestanding fridge freezer ensure the kitchen is well-equipped for daily cooking as well as weekend entertaining.



Spa Style

To the left, the bathroom is dressed in calm tones and natural textures. A half-tiled finish in gentle neutrals wraps around the three-piece suite, complete with a shower over the bath and a heated towel rail. It's a restful, spa-like corner of the apartment, simple and soothing after summer walks or winter evenings spent watching the snow settle over the moors.



Rest & Retreat

The principal bedroom sits just beyond, its generous proportions easily accommodating a king-size bed and accompanying furnishings. Grey carpeting enhances the tranquillity, but it's the view that truly defines this space. From the window, fields ripple outward toward the horizon, catching sunrise colours and summer greens, with deer occasionally spotted wandering through the distance. Waking here feels quietly cinematic, a moment the apartment repeats day after day.

Across the hallway, the second bedroom continues the neutral palette and the soft, inviting feel. Its size offers genuine flexibility; large enough for a double bed and storage, well-suited to guests, or a considered working-from-home setup with the countryside still in full view beyond the window. Elegant window shutters adorn the windows to both bedrooms.





Garden Oasis

Beyond the building, a communal garden provides a generous sweep of grass overlooking the West Pennine Moors. Managed by gardeners and shared by all residents, it offers a peaceful place for reading outdoors, children playing, or simply pausing to watch the changing seasons across the hills.

Out & About

Set within the peaceful village of Crowthorn on the cusp of Edgworth, this location is all about embracing countryside living without compromising on convenience. Just minutes away, the tranquil Entwistle and Wayoh reservoirs offer rambling paths, wildlife galore and idyllic picnic spots – the perfect way to unwind at the weekend.

A choice of welcoming pubs and eateries are close at hand. The much-loved Toby Inn is just a short stroll and known locally for hearty food and a friendly atmosphere. Nearby, The Spread Eagle by McLeod 9 brings a contemporary twist to a classic country pub, set along the Witton Weavers Way and all in a dog- and cyclist-friendly setting.

For rustic charm, both the Black Bull in Edgworth and the Cheetham Arms in Chapeltown continue the tradition of warm, dog-friendly pubs, perfect for relaxed Sunday lunches or an after-walk pint.

Community spirit runs deep here. Edgworth Cricket & Recreation Club sits at the heart of village life, offering great beers, year-round outdoor Cugini pizzas, and regular events. Everyday essentials are on the doorstep too, with Edgworth's post office, Whitehead's butchers, local pharmacy and of course, Holden's famous ice-cream parlour – a must-visit for all ages.

Discover local heritage with a trip to Turton Tower, where woodland walks and homemade cakes await in the tearoom. The Barlow Institute, the village's bustling community hub, hosts theatre shows, events and clubs for all generations, adding to the vibrant local scene.

Families are exceptionally well catered for, with highly regarded schools close by including Turton & Edgworth CofE Methodist Primary School, Turton High School and Canon Slade. Bolton School and Bury Grammar School are also within easy reach for those considering independent education. Commuters benefit from excellent transport links, with Entwistle and Bromley Cross stations offering direct trains into Manchester in around 25 minutes.

Whether you're craving scenic walks, cosy pub lunches, family-friendly days out or a strong community feel, this beautifully connected rural pocket offers the best of countryside living with everyday convenience right on your doorstep.



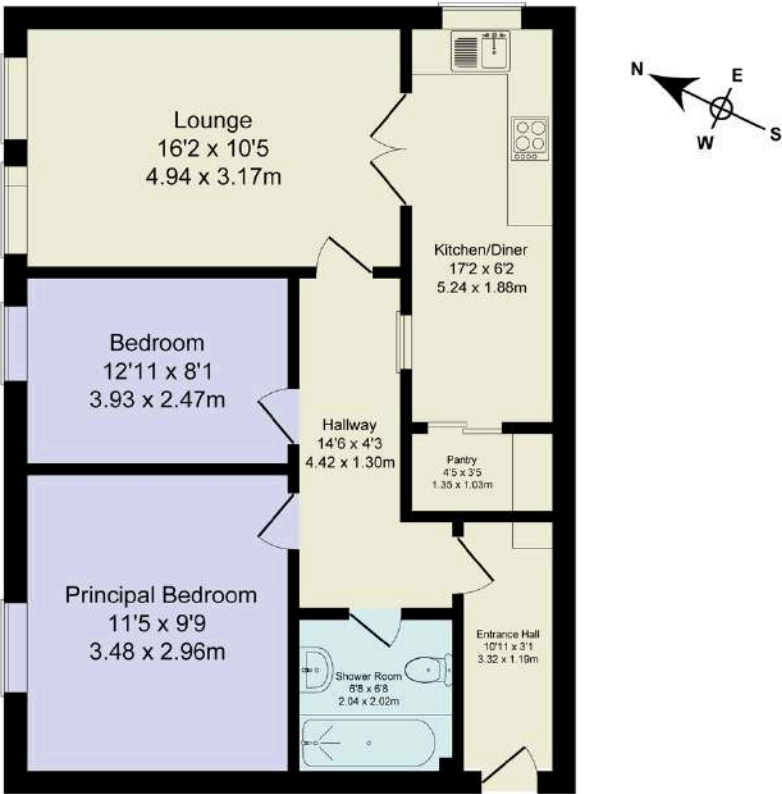
The Finer Details

- Contemporary Second Floor Apartment
- Stunning Countryside Views from Every Room
- Two Double Bedrooms
- Kitchen Dining Room with Pantry
- Welcoming Light-Filled Lounge
- Lift and Stair Access
- Maintained Gardens with Views of the West Pennine Moors
- Two Allocated Parking Spaces
- Blackburn with Darwen Council Tax Band B
- Leasehold 240 Years Remaining
- Ground Rent £349.16 per Annum
- Maintenance Charge £132.59 per Month

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 746 Sq.ft. (69.3 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.



Approx. Floor
Area 746 Sq.Ft
(69.3 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Wadham's Court,
Call 01204 773556 or email sales@wainwrightshomes.com