



# Bolton Road

HAWKSHAW

# A Home of Warm Welcomes

Wrapped in a peaceful pocket of countryside, 190 Bolton Road stands proudly as a stone-built semi-detached cottage over 200 years old, shaped by time, views, and character. Ample parking embraces the property, with private spaces to the front and side, and a more secluded driveway leading to a charming second entrance into the boot room. York stone paving enhances the approach, giving the home a quaint, picturesque charm that whispers of its mill-era past. A large wooden gate at the end of the drive opens into the garden, inviting you to step into your own private slice of Hawkshaw countryside.

Step inside to a traditionally tiled entrance hall where wide stairs and tall ceilings make an immediate impression. Green, earthy tones dress the walls, offering a calm, grounding welcome and creating the perfect backdrop for a gallery wall of treasured memories.





## Framed By Landscapes

To the right, the lounge unfolds gently. A soft grey carpet warms the room, while sunshine spills through dual-aspect windows, framing views to both the front and rear. One window drinks in the panorama of Hawkshaw and Two Brooks Valley; the other captures the quiet hum of the rear garden. A gas fire sits neatly within a classic mantelpiece, turning winter nights into moments of stillness and comfort. This is a room where the light lingers, stories flow, and life slows to a peaceful rhythm.

Double doors lead into a wonderfully practical walking-through room, a hub for adventurers returning from the fields and woods nearby. Tiled underfoot for easy living, the space opens to the boot room, complete with coat storage, seating, and rear garden access. It is a waiting place for muddy boots, excited pets, and children carrying the scent of fresh outdoor air.

## The Heart Of Gatherings

Cross back through the hallway and step into the dining room, an earthy, oak-toned haven where neutral greens and natural textures create a warm, grounding glow. Oak beams overhead echo the property's age and story, while the wide window pours light across the table. A quiet reading nook rests in the corner, perfectly positioned for golden-hour book pages or contemplative coffee mornings. There's generous scope to develop the feature fireplace, an inviting opportunity for future comfort and charm.





## Countryside Kitchen

Cream, stone-coloured tiles guide you into a beautifully bright kitchen crafted by Ramsbottom Kitchens, a culinary space rooted in both practicality and delight. A sparkling quartz island stands ahead, inviting breakfast gatherings, supper-time chatter, or Sunday baking rituals. Two wide windows fill the room with light from dawn to dusk, illuminating shaker cabinetry, pantry-style storage, and wraparound units designed for effortless cooking.

One side hosts an American-style fridge freezer, built-in microwave, and abundant cupboards; the other, a Belfast Rangemaster sink overlooks rolling views of Holcombe Hill, grazing deer, and sheep in spring. Even the chores feel softer beneath such a landscape. Completing the space is a traditional Rangemaster cooker, an absolute dream for hobby cooks, featuring an electric oven, a gas hob, and an overhead hood.

# Stairway To Sunlight

From the hallway, ascend the staircase, where grey carpet flows underfoot and a landing window sends light spilling across every step.

The home's generous proportions are immediately felt; high ceilings and large room sizes are a defining joy here.

At the front of the home, the principal bedroom is a soft, serene retreat.

Duck-egg carpet meets earthy green walls, while modern fitted furniture in light grey offers clean lines and ample storage. There's space for a super king bed and room to grow beyond it.

The views of Hawkshaw, Two Brooks Valley, and summer-blooming trees are nothing short of extraordinary. Waking here feels like greeting the day from the edge of the landscape.

Tucked to the side, the en-suite is fully tiled in calming light greys, with a chrome towel radiator, a walk-in shower with feature tile, vanity storage, and soft spotighting overhead. It's a gentle place to begin or end the day.





## Rest & Retreat

Along the landing, bedroom three rests at the rear, a high-ceilinged room currently home to bunk beds but generous enough for a double. Earthy colours and soft carpet create calm, while the window frames views of Holcombe Hill and rolling fields. It would make a wonderful guest room, home office, or cosy hideaway.

Across the landing, the family bathroom blends stone-toned tiles, earthy greens, and traditional touches like the Belfast sink. A boxed-in bath with overhead mains shower invites unhurried rituals, while the room itself feels private, peaceful, and perfectly placed.

Adjacent, bedroom two is a bright, beautifully sized room overlooking the front of the property. High ceilings, fitted wardrobes, grey carpet, and soft blue tones make it a restful haven, large enough for a king-size bed and filled with natural light.

## A Garden For All Seasons

Step through the gate and climb to the sun terrace, a raised platform for sunsets, morning air, and countryside views in every direction. The patio stretches wide and open, offering the perfect canvas for an outdoor kitchen, dining zone, or lounge area. Two generous planting beds sit ready for vegetables or a summer herb garden, while the mature central tree blooms spectacularly each summer. Beyond, a shingle path leads down to a shed and greenhouse, and the entire space feels held by neighbouring fields.

In summer, the garden comes alive: veg patches thriving, plum tree heavy with fruit, heather colouring the distant fields. On glorious days, you'll most likely find life unfolding in the garden, following the sun. On winter nights, the home becomes a haven for warmth and togetherness.

An insulated, heated workshop/outbuilding offers even more possibilities: creativity, storage, or hobby space in comfort year-round.





## Out & About

Positioned along Bolton Road in the heart of Hawkshaw, this home enjoys a setting where countryside views, village life and everyday convenience come together effortlessly. Hawkshaw is prized for its strong community spirit and scenic surroundings, offering a lifestyle that feels calm and rural yet remains exceptionally well connected.

Outdoor lovers are truly spoilt for choice. From the doorstep, wander through the peaceful trails of Two Brooks Valley, take in the seasonal beauty of Hollymount Orchards, or enjoy the shaded woodland paths of Redisher Woods. For more energetic outings, the climb up Holcombe Hill is rewarded with far-reaching views from the iconic Peel Tower, a much-loved local landmark and favourite destination for walkers and cyclists alike.

Village life is complemented by excellent local hospitality. Both The Waggon and Horses and The Red Lion are within walking distance, making them ideal for relaxed evenings, post-walk refreshments or traditional Sunday lunches. A short drive brings you to Holcombe Brook and Greenmount, where stylish wine bars, independent cafés and artisan bakeries add further choice.

Families are exceptionally well placed, with a strong selection of nearby schools. St Mary's Church of England Primary School is close by, while Greenmount Primary School, Hollymount RC Primary School and Holcombe Brook Primary School are all easily accessible. Secondary education is well covered by Woodhey High School, with independent options including Bury Grammar School and Bolton School within a short drive.

Everyday amenities are close at hand in Holcombe Brook and Greenmount, offering butchers, bakers, Co-op stores, beauty salons, pharmacies and a range of professional services – everything needed to make daily life straightforward and enjoyable.

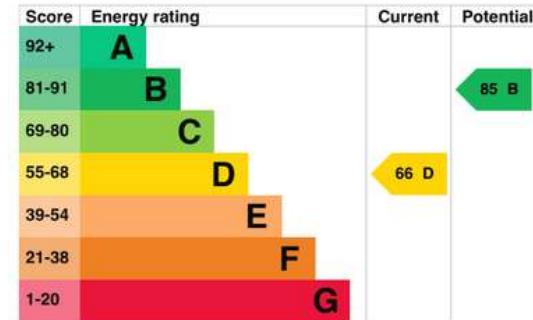
For those who enjoy an active lifestyle, Hawkshaw Tennis Club is nearby, while Greenmount Golf Club and Greenmount Cricket Club offer excellent facilities and a strong social scene just minutes away.

Despite its peaceful village atmosphere, Hawkshaw is superbly connected. Bury town centre, with its Metrolink service into Manchester, is around fifteen minutes away, while the M66 and A56 provide swift access towards Bolton, Burnley and the wider North West.

Offering rolling countryside views, a welcoming village community and excellent access to schools and amenities, Bolton Road delivers the very best of village living – a place where fresh air, family life and everyday convenience exist in perfect balance.

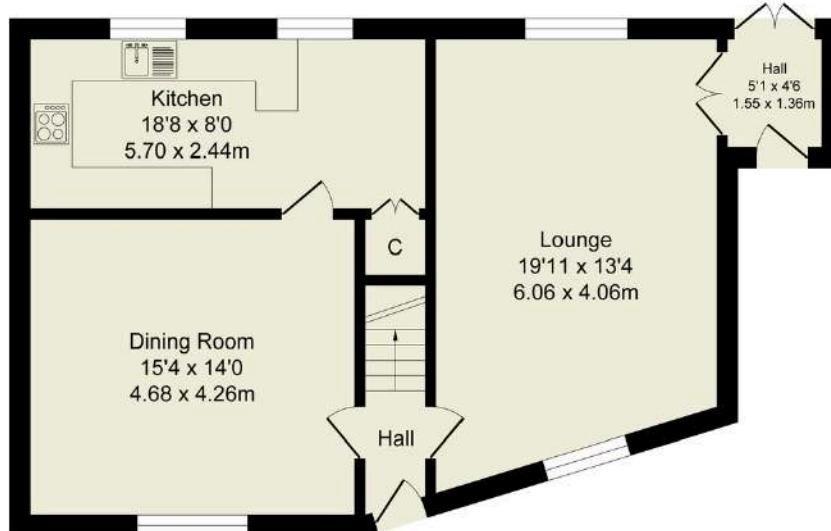
# The Finer Details

- Stunning Three Bedroom Stone Semi Detached Home
- Wrapped by Open Countryside Views
- Principal Bedroom with Built-in Wardrobes and Ensuite
- Character and Charm Combine - High Ceilings, Rustic Beams and Generous Spaces
- Country Kitchen with Belfast Sink and Garden Views Crafted by Ramsbottom Kitchens
- Light-Filled Dual Aspect Lounge with Focal Stone Fireplace and Gas Fire
- Ideally Located in Hawkshaw Village
- Garden with Sun Terrace, Vegetable Patch and Workshop/Garden Room/Gym
- Freehold
- Bury Council Tax Band D



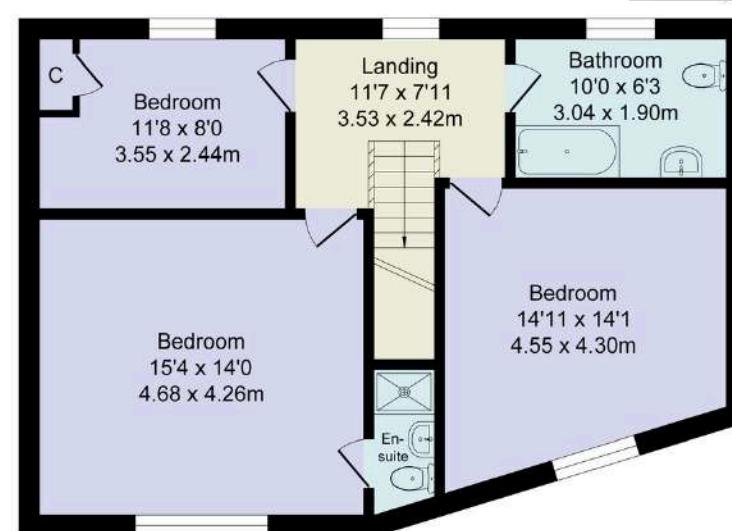
**Total Approx. Floor Area 1401 Sq.ft. (130.1 Sq.M.)**

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.



Ground Floor

Approx. Floor  
Area 713 Sq.Ft  
(66.2 Sq.M.)



Approx. Floor  
Area 688 Sq.Ft  
(63.9 Sq.M.)

WAINWRIGHTS  
ESTATE AGENTS

**To view Bolton Road,**  
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