



**P**  
PELHAM HOUSE  
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At the heart of this idyllic rural haven lies Ashcombe Place, discreetly tucked away off Greenthorne Close, serving as a gateway to this serene five bedroom family home.

Nestled within a secluded cul-de-sac, Pelham House harmoniously integrates into its environment, distinguishing itself among a cluster of six contemporary stone detached homes. Meticulously crafted, this executive home showcases sleek modern touches and embraces an inviting communal open-plan design.

With its striking contemporary architecture, high ceilings, and thoughtful design, Pelham House provides the perfect balance of elegance and comfort for family living.

As you arrive, ample parking awaits on the block-paved driveway, leading to the integral double garage nestled within a charming stone-built archway. Approach the timber front door, flanked by frosted panels, offering a glimpse of the inviting interior beyond.

## COUNTRYSIDE CHIC

ESCAPE THE URBAN CHAOS AND EMBRACE TRANQUILLITY AT PELHAM HOUSE, A MODERN SANCTUARY NESTLED IN THE SERENE RURAL LANDSCAPE OF EDGORTH, TURTON.





## CALM HAVEN

Enter this remarkable family home, where serenity takes centre stage amidst its minimalist yet sophisticated neutral décor and elegant simplicity. The hallway seamlessly combines style with practicality, adorned with a mixture of wood flooring and custom-made oak doors. Natural light floods the spacious entrance hall through windows on either side and above the front door, creating a bright and welcoming atmosphere.

Spanning three levels, the open-plan layout is meticulously crafted for familial harmony, facilitating effortless flow between spaces while ensuring each member enjoys their own private retreat.

Conveniently situated for guests, a tastefully appointed WC lies beneath the staircase, complete with tiled flooring and equipped with a wall-mounted washbasin and back-to-wall WC unit.





Carpeted in cream, the expansive dining room, situated to the right of the hallway, offers a picturesque view of the front of the home. Adorned in neutral tones and carpeting, the dining area comfortably accommodates up to eight guests, leaving ample space for a stylish console table to enhance its aesthetic appeal. An open archway seamlessly connects the dining room to the adjacent living space, maintaining the cohesive neutral décor throughout.



## LIGHT-FILLED LIVING

Proceeding into the living room, you'll find yourself greeted by the allure of two sets of patio doors that lead directly out to the enchanting rear garden. These doors effortlessly facilitate a seamless transition between indoor cosiness and the refreshing outdoor ambiance.

Embracing the concept of indoor-outdoor living, Pelham House is thoughtfully designed with an abundance of windows and doors that showcase the surrounding gardens. This deliberate architectural choice not only invites abundant natural light to bathe the interior but also blurs the boundaries between indoor comfort and the captivating scenery of the nearby countryside.







## FEAST YOUR EYES

Connected seamlessly to the living room, the open-plan breakfast kitchen beckons with its gleaming glossy tiling underfoot, illuminated by recessed spotlights from above.

A harmonious blend of white gloss and glossy walnut cabinets forms an inviting L-shaped layout around a central island unit, complete with a breakfast bar, ideal for hosting gatherings and casual dining.

Equipped with a range of integrated appliances, including two Neff ovens, a 5-ring gas hob with a stainless steel extractor hood above, a microwave, dishwasher, fridge, and freezer, this kitchen caters to both culinary enthusiasts and practical needs alike.

Bathed in natural light and offering captivating views of the garden, expansive bi-folding doors maintain a seamless connection to the outdoors. Nestled in front of these doors, a cosy seating area provides the perfect retreat to unwind with a good book or to observe the lively antics of squirrels, ducks, and other wildlife that grace the garden with their presence.











NESTLED BETWEEN THE KITCHEN AND LIVING AREA, A TOWERING FULL-HEIGHT GLAZED WALL AND A GRACEFUL SPIRAL STAIRCASE SERVE AS FOCAL POINTS, DRAWING THE GAZE UPWARDS TO REVEAL THE IMPRESSIVE SCALE OF THE ACCOMMODATION. THIS ARCHITECTURAL FEATURE NOT ONLY ENHANCES THE SENSE OF SPACE BUT ALSO PROVIDES A TANTALISING GLIMPSE OF THE GRANDEUR AWAITING ABOVE.



As you prepare to ascend to the first floor, you have the choice between the traditional main staircase in the hallway or the elegant spiral staircase. Whichever path you choose, you'll be greeted by a versatile multifunctional family room or study, inviting you to explore the boundless possibilities this home has to offer.







Above, the lofty ceiling imbues the space with a sense of reverence, offering an atmosphere that is both expansive and airy. Adjacent to the master bedroom, a tidy dressing room awaits, featuring sliding wardrobe doors for effortless organisation.

Step into the ensuite to refresh, where neutral tiling continues the cosy ambiance from the bedroom. Equipped with a spacious walk-in shower boasting a waterfall head and glazed screen, as well as a wall-hung WC and washbasin, this private retreat ensures both comfort and elegance.

## BEDTIME BECKONS

FIND SOLACE IN THE MASTER SUITE, A HAVEN DEDICATED TO SPACE, SUNLIGHT, AND TRANQUILLITY. ADORNED WITH GLAZED FRENCH DOORS, THIS SANCTUARY INVITES NATURAL LIGHT TO DANCE WITHIN, FRAMING PICTURESQUE VIEWS OF THE GARDEN AND COUNTRYSIDE BEYOND, WHILE SEAMLESSLY EXTENDING ONTO A GENEROUS BALCONY.





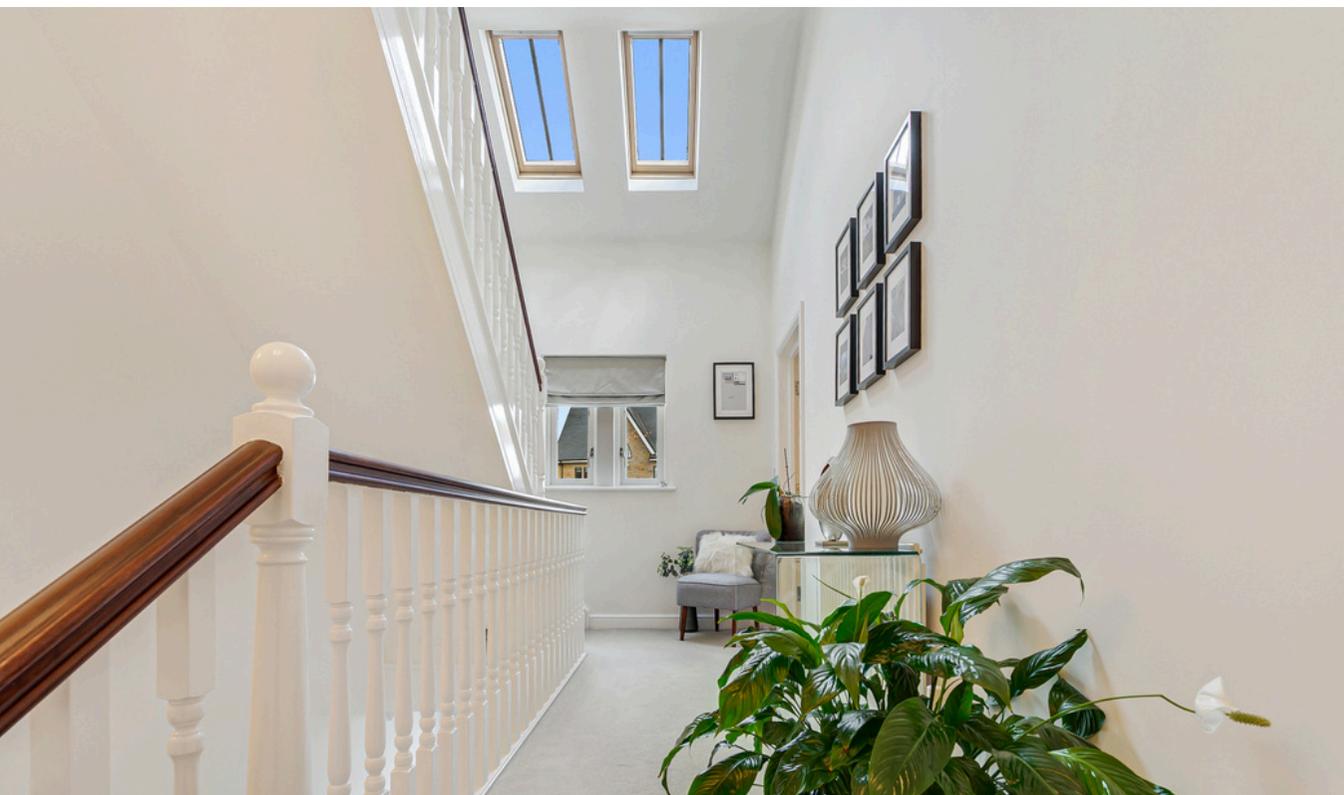
Located off the split-level landing, a second double bedroom beckons with its spacious layout and ample storage options provided by sleek black glossy wardrobes that extend to the full depth of the room. Natural light streams in through a Velux window overhead and an additional window at the front, illuminating the space beautifully.

Currently serving as a dressing room, this versatile bedroom offers plenty of room to accommodate a double bed, ensuring both comfort and functionality. A quick peek through the adjoining door reveals the Jack and Jill bathroom, featuring a panelled bath, wall-hung washbasin, WC, and a convenient corner shower enclosure, offering both style and practicality for everyday use.





On the opposite side of the landing, you'll discover a third double bedroom, tastefully adorned in neutral tones to create a serene and inviting atmosphere. This bedroom offers the added convenience of an ensuite shower room, complete with a WC, sink, and a separate shower enclosure featuring a sleek glazed screen. With its harmonious décor and functional amenities, this bedroom provides a comfortable retreat for guests or family members alike.





Ascend to the second floor and be greeted by two additional spacious double bedrooms. To one side, bedroom four boasts generous proportions, featuring a full width of fitted wardrobes that offer ample storage solutions. This floor presents a versatile space, ideal for various purposes such as a secluded retreat for teenagers or an annex for visiting family members.

Indulge in relaxation within the ensuite Jack and Jill shower room, which features a wall-hung WC, washbasin, and a separate shower enclosure, complementing the convenience of the first-floor wash spaces.

Take a sneak peek into bedroom five, equipped with built-in wardrobes matching those of bedroom four. Currently utilised as a gym, this room offers flexibility for various lifestyle preferences, ensuring every corner of the home is tailored to meet your needs



# GARDEN HAVEN



Step outside into the south facing rear garden and be greeted by a meticulously maintained lawn and an Indian stone paved patio that effortlessly integrates with the natural surroundings. The patio, adorned with elegantly curved stones, serves as an inviting extension of the kitchen area, providing an ideal setting for basking in the sunshine or hosting summer gatherings with ease. A graceful gravel pathway winds its way around the lush lawn, guiding you towards the rear of the property, where the garden unfolds into a landscape of mature greenery and vibrant plant beds. This well-designed outdoor space not only offers a picturesque setting but also ensures a safe and secure environment for children and pets to play and explore. With its seamless connection to the outdoors, Pelham House epitomises the essence of outdoor living, providing the perfect backdrop for entertaining guests and creating cherished memories with family and friends.





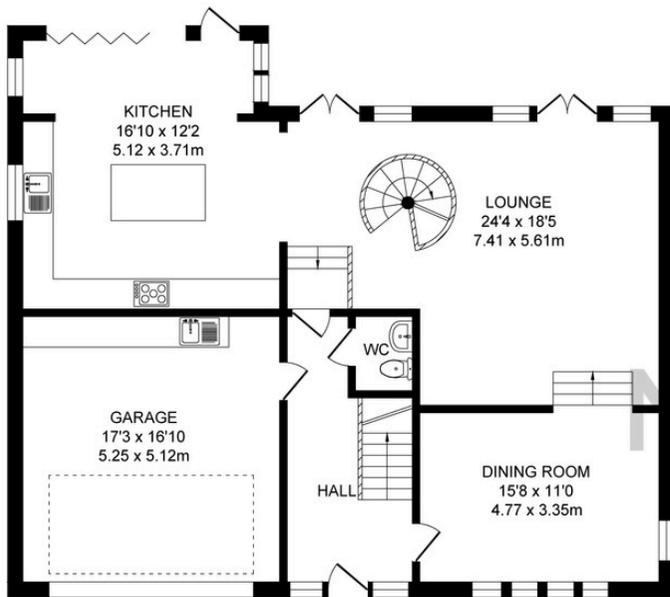
## NEAR AND FAR

Embark on a leisurely stroll through the charming village of Edgworth. When it comes to dining and entertainment, Giuseppe's, a family-friendly eatery renowned for its welcoming atmosphere, serves a delightful mix of Italian and Mediterranean cuisine. Don't miss the chance to visit the local pubs, White Horse and Black Bull, for a more traditional experience. If you're seeking a broader array of dining options, Ramsbottom, just a ten-minute drive away, boasts numerous restaurants and bars.

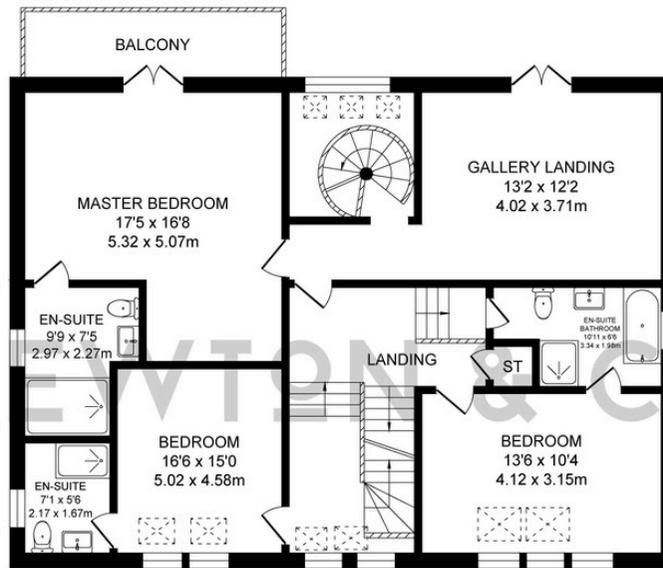
Edgworth ensures a family-friendly environment with amenities such as a cricket club adjacent to the park and the well-known ice cream shop, Holden's & Co, in close proximity. Edgworth Primary School has earned an excellent reputation, recently receiving a 'Good' rating from Ofsted. Nearby secondary schools, Turton School and Canon Slade, both rated 'Good', are easily accessible, with the latter only a brief bus ride away.



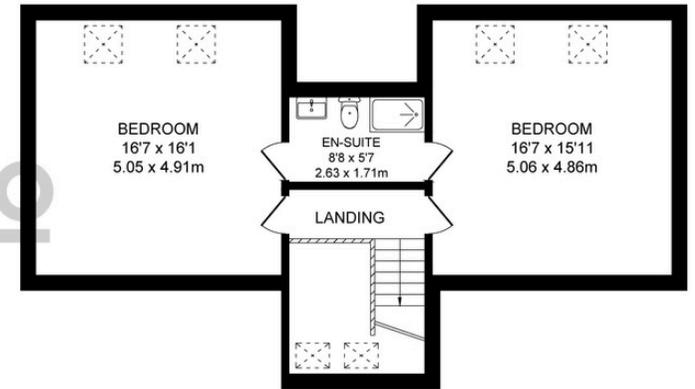
Within Edgworth, essential services are conveniently provided by local businesses, including a post office ready to receive deliveries on your behalf. Enjoy the convenience of shops, two cafes, a butcher, a hairdresser, and a beautician—all within walking distance. Explore scenic walks around Wayoh and Entwistle reservoirs or head to the village park for a casual meet-up with friends. Commuters will find easy access to the M65 in just 15 minutes, and the bustling towns of Bolton and Bury are a mere 20-minute drive away.



GROUND FLOOR  
APPROX. FLOOR  
AREA 122.8 SQ.M  
(1322 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 115.5 SQ.M  
(1243 SQ.FT.)



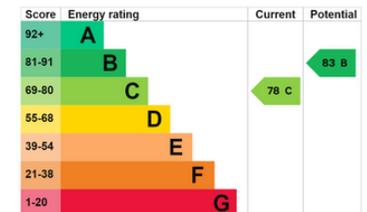
SECOND FLOOR  
APPROX. FLOOR  
AREA 64.7 SQ.M  
(696 SQ.FT.)

TOTAL APPROX. FLOOR AREA 303.0 SQ.M. (3261 SQ.FT.)

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.

## KEY FEATURES:

- Modern Luxury Detached Family Home
- Situated in a Prestigious Cul-De-Sac Setting
- Set Over Three Floors
- Exceptionally Spacious Interior Layout
- Sleek Kitchen/Living/Diner Featuring Island Unit & Bi-Folding Doors
- Five Spacious Double Bedrooms
- Four Ensuite Bathrooms
- Rear South Facing Garden
- Driveway Parking For Two Cars & Double Garage
- Tenure: Freehold
- EPC Rated: C
- Council Tax: G





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