



*Upper Barn*

EGERTON





So central yet so secluded, Upper Barne at Egerton offers the perfect blend of privacy and convenience. Tucked away along a private lane within the exclusive Dunscair Fold estate, this unique property is one of seven individually designed homes.

Designed with an innovative upside-down layout, this end mews house features bedrooms on the ground floor and living spaces on the first floor, maximizing both space and light and countryside views.

As you arrive, you'll appreciate the convenience of pulling up and parking on the driveway, which leads directly to the double garage.



## Welcome Home

Step inside into the spacious double height entrance hall and immediately feel the warm, cosy sense of welcome that defines this home.

Laminate floor tiles stretch across the room, combining practicality with style in this neutrally decorated space.

Mahogany-coloured spindles, along with a feature chandelier, to the staircase and galleried landing add an elegant touch complemented by a contemporary traditional-style radiator that enhances the period charm.

Natural light floods in from the large window on the staircase's quarter turn, beautifully illuminating the area. Beneath the stairs, there's a convenient space perfect for seating and an additional storage closet for coats, boots, and more.







## *Reverse Living*

Climb the staircase to the first floor and you'll find the breakfast kitchen directly opposite. This inviting space is bathed in natural light from three windows that offer lovely views of the rear aspect.

The kitchen is arranged in a long U-shape, featuring cream shaker-style cabinets and drawers topped with an elegant oak worktop. Prominently set upon the worktop is a 5-ring gas stove, accompanied by a Franke Maris sink and drainer with integrated waste disposal. The kitchen is well-equipped with integrated appliances, including an electric oven with a plate-warming drawer, a microwave oven, and a dishwasher, with ample space to accommodate an American-style fridge freezer.

The room is finished with laminate flooring and features berry-coloured accent walls and yellow painted window recesses, adding a pop of colour and warmth. There is enough space for a cosy sitting area and dining table, making it a perfect spot for casual meals and family gatherings.







Next, step through to the dining room, where glazed patio sliding doors open onto a balcony overlooking the front garden. This charming outdoor space features an artificial lawn and wrought iron balustrades, creating an ideal spot for enjoying your morning coffee. In the summer, you can throw open the doors to let the fresh air flow in, making it perfect for formal gatherings and dining around the table.

The dining room is adorned with neutral walls and floral carpeting, providing a warm and inviting atmosphere. A standout feature of this room is the round stone window, which houses an integrated clock dial, adding a unique and elegant touch to the space.

*Elevated  
Dining*







1706

Upper  
Barne





Across the landing, you'll find a spacious L-shaped living room that spans the full depth of the home. This generously sized room features a cosy gas fireplace, with furniture thoughtfully arranged around it to create a warm and inviting seating area. The room also includes a raised study area, offering a versatile space for work or relaxation.

Large windows at both the front and rear of the living room flood the space with natural light, enhancing its airy feel. The décor matches the dining room, with neutral walls and floral carpeting, creating a cohesive and harmonious atmosphere throughout the home.

Just adjacent to the landing, conveniently serving the first-floor living areas, is a practical WC.





*Ground-Level  
Comfort*

When it's time to rest, head back downstairs to the ground floor where you'll discover four bedrooms.

The main bedroom is equipped with custom built 'Hammonds' fitted wardrobes, a dressing table, and over-bed storage, providing ample space for your belongings. Large windows on the front and side elevations fill the room with natural light. The room is decorated in soothing mint green with a complementary carpet, creating a serene and inviting atmosphere.

This bedroom also boasts an ensuite shower room, featuring a traditional-style WC, pedestal sink, and a corner shower with a glazed enclosure. The walls are adorned with white tiles, accented by black dado tiling and a mosaic border, adding a touch of elegance and sophistication to the space.







Bedroom two is situated at the rear of the home, offering ample space for a double bed and a full set of furniture. The room is adorned with neutral décor, providing a versatile backdrop that allows for personalised touches and individual style.

Additionally, there are two more bedrooms in the house. One is positioned at the front and the other at the rear, both designed to accommodate single beds, wardrobes, drawers, and other essential furnishings. These rooms offer flexibility and functionality, making them ideal for various needs and preferences.





Serving the bedrooms is a well-appointed four-piece bathroom. This bathroom features a WC, a vanity wash basin with convenient cupboards below for storage, and a built-in bath screened by a curtain for added privacy along with a separate 'Grohe' shower. The walls are adorned with creamy tiles, creating a warm and inviting ambiance, making it a pleasant space for both relaxation and daily routines.

At the end of the corridor, adjacent to the double garage, you'll find the utility room. This space is equipped with plumbing for a washing machine and tumble dryer, a stainless steel sink and drainer set into the countertop, and wall and floor cupboards for ample storage. Additionally, there's a convenient dog shower, perfect for cleaning up after walks around the neighbouring fields. A door from the utility room provides direct access to the rear garden.



### Step Outside:

Step outside and enjoy the outdoor spaces that accompany this charming home. Beyond the first-floor balcony, you'll find small, neatly lawned gardens at both the front and rear of the property. These gardens are adorned with flourishing plant beds, adding colour and life to the landscape. These gardens offer a lovely welcoming, open atmosphere, creating a sense of community and connection with the surroundings.



  
*Out &  
About*

Commuters are perfectly placed, close to great transport links. Hop on a bus; routes run in both directions from Blackburn Road and Darwen Road. Bromley Cross Station is less than a mile away, a pleasant walk and served by regular train links to Clitheroe and Manchester for shopping days and evenings out.

There are a number of popular local restaurants available within close walking distance in Bromley Cross, Dunsar and Egerton Village for a great choice of food and drink.

Make the most of your fantastic location and set off on walks around the countryside; Winter Hill beckons from beyond the window. Get in a round of golf at nearby Dunsar or Turton Golf Clubs, or enjoy a walk up to Turton Tower.

Bromley Cross is brimming with amenities including a Sainsbury's, Co-op and Lidl, whilst the Middlebrook Centre is only 15 minutes away with cinemas in nearby Astley Bridge. For keep-fit classes and weight training, head to the leisure centre at the Last Drop Village.

Local educational establishments include the highly regarded Turton High School, Canon Slade and the esteemed Bolton School, whilst Walmsley, Eagley and St Johns' Primary Schools are only a short walk from the front door.



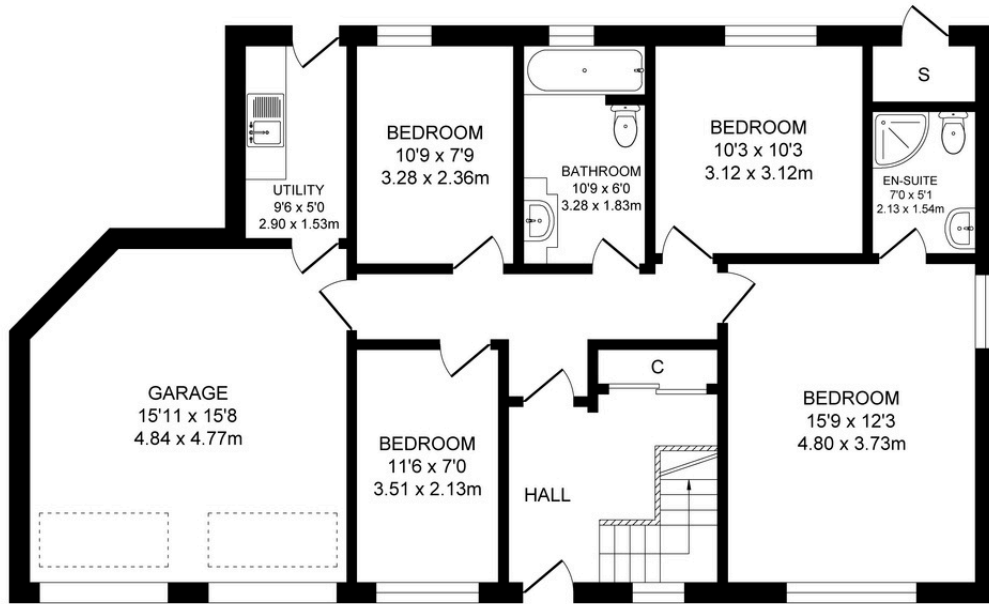
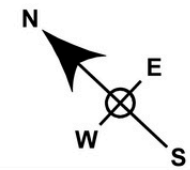




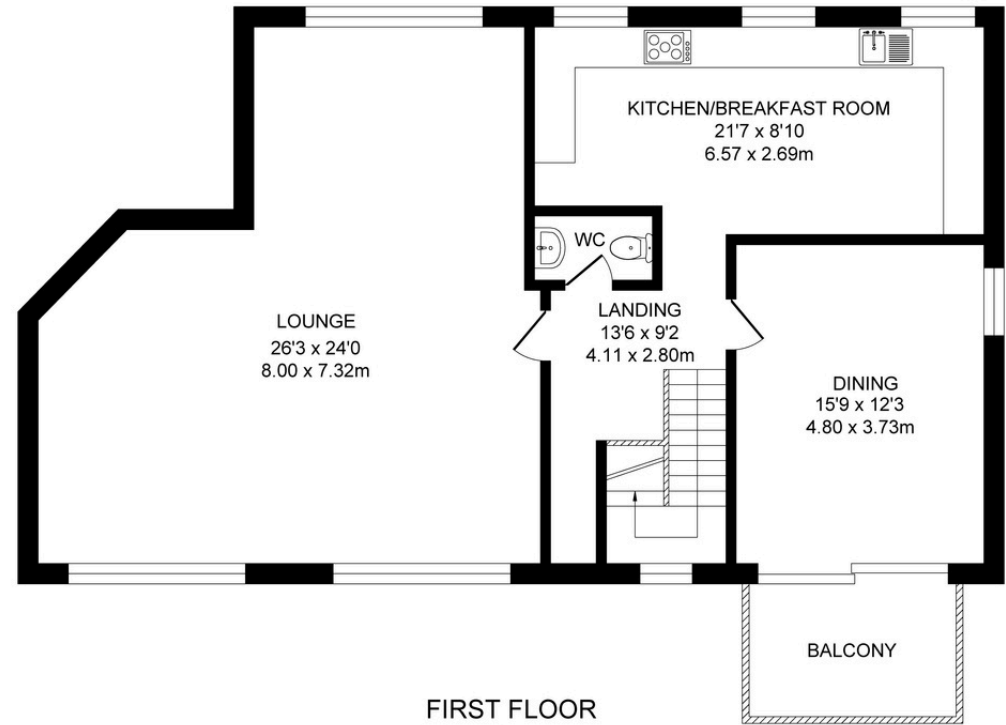


ARGUS

OWER  
BARN



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 104.2 SQ.M  
 (1122 SQ.FT.)



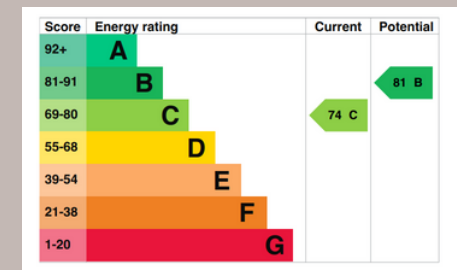
FIRST FLOOR  
 APPROX. FLOOR  
 AREA 104.2 SQ.M  
 (1122 SQ.FT.)

TOTAL APPROX. FLOOR AREA 208.4 SQ.M. (2244 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.

## Features

- End Stone Barn Conversion
- Upside Down Style Living
- Four Double Bedrooms
- Two Bathrooms (One Ensuite) Plus WC
- Two Large Reception Rooms
- Dining/ Family Room With Balcony
- Front & Rear Gardens
- Driveway Parking For Two Cars
- Double Garage
- EPC Rated: C
- Tenure: Freehold
- Council Tax Band: F





*Upper Barn*

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