BOLD HALL NURSERY

Situated in greenbelt is this award-winning hidden treasure, surrounded by landscaped gardens, paddocks and woodland. The Victorian Grade II Listed wall and enclosed garden is arguably the property’s greatest asset. Together with its approximate 7 acres of land, it is one of the largest and best examples of a walled garden in the region.

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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Rooms
The house is arranged over just one level so the layout is wonderfully open plan. It comprises of four double bedrooms, bathroom, en-suite to master bedroom, lounge, conservatory, open plan kitchen/ diner and utility room.
Bold Hall Nursery is a quite exceptional property that occupies an enviable semi-rural location almost equidistant between the thriving towns of Warrington and St Helens. The house itself was converted from an old vine house just thirteen years ago and it boasts seven acres of beautiful grounds, but what really sets this house apart from any other is the fact that it is positioned right in the centre of an enchanting Grade II listed walled garden. It's a real hidden gem, and one that needs to be seen to be fully appreciated.

“My husband and I run a landscape gardening business and so when we happened upon this property in 2006 it was a place that really caught our imaginations,” says the owner. “Back then the garden and grounds were all terribly overgrown and the old vine house was in a really sad state of repair, but it already had outline planning permission in place and so we knew that with a lot of hard work and a bit of imagination we could turn it into something really special, and that’s exactly what we’ve done.”

“The house is arranged over just one level and it has been designed to be very eco friendly, so we have a ground source heat pump that powers the under-floor heating and hot water, and we also have a wood-burning Aga Rayburn, which can be used for heating as well as cooking. The layout is wonderfully open plan and because the house has been designed to take full advantage of this amazing setting, we’ve used a tremendous amount of glazing, which creates a real sense of connection between inside and out.”

“The house is gorgeous but it’s the garden and surrounding grounds that set it apart from the rest,” continues the owner. “The walled garden was originally the kitchen garden belonging to Bold Hall and when we came here it was in such a sorry state, but we’ve managed to transform it into a stunningly beautiful place. We have a wildlife pond with a little jetty, a wide variety of exotic plants, open lawns and an array of fruit trees. In fact a previous owner used to run a business supplying fruit and veg, which was all grown here. Beyond the garden we have paddocks and woodland, so it’s incredibly peaceful and totally private. It really is a place quite unlike any other.”

“The whole house is lovely and we utilise all of the space, but if I had to pick a favourite room I suppose it would be the conservatory,” says the owner. “It’s fully glazed, floor to ceiling, and so no matter what the weather, we can sit in there and feel as if we’re completely immersed in the garden.”

“Living here we feel very spoilt,” says the owner. “We’re surrounded by nothing but natural beauty and it’s such a peaceful environment, however at the same time we know that everything we could possibly want or need is just minutes away. We’re surrounded by an array of well-served towns and villages, and the road and rail links are excellent so it’s easy to get just about anywhere.”

“Within the walled garden is an old barn that we’ve converted into a self-contained living space,” says the owner. “We have a dining table in there, settees and a projector for films, and it also has its own kitchen and bathroom. We’ve had parties in there and film nights, but it could simply be used as extra accommodation for guests.”

“This is a very special place and it’s been a very happy home,” says the owner. “It’s such a beautiful environment to live in and feels so far removed from the hustle and bustle of everyday life. It’s totally unique and it’s going to be a real wrench when the time comes for us to leave.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.
Conservatory
The conservatory glazed from floor to ceiling is a particular favourite of the current owners. Whatever the weather you can relax in there and feel like you are completely immersed in the beautiful gardens.

Heating
Not forgetting of course, the Eco-friendly ground source heat pump which supplies the under-floor heating to all rooms and the kitchens wood burning Aga Rayburn which can be used for heating in addition to cooking.

Other features
Other features of the Nursery include but are not limited to a traditional greenhouse with working well, barn conversion to a cinema room, stables, workshops, fruit stores and much much more.

A bit of history
The property sits within the middle of the walled garden, being lovingly converted from the original vine house on the Bold Hall Estate some 13 years ago by the current owners.

Conclusion
Bold Hall Nursery is a very special place and its been a very happy home for the current owners. If you are seeking the rural way of life with the space around you to maybe grow your own vegetable, keep animals and have plenty left for the children to enjoy being outdoors then come take a look. This is just a home, it’s a lifestyle.
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For Illustrative Purposes Only - Not To Scale

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating

Fine & Country
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