



Crowthorn Road

Turton, BL7 0JD

Offers around £560,000



Situated in the quiet locality of Crowthorn in Turton, surrounded by boundless open countryside, this unique three-bedroom home is simply stunning, finished to a high standard inside and out, with attractive contemporary features and design elements including vaulted ceilings and a loft en-suite to the master. A quick summary of the internal accommodation includes an entrance hallway, large open plan lounge-diner, spacious kitchen with utility, home office and downstairs WC, three generous double bedrooms and two bathrooms. Externally is private parking for four cars, car port, plus a trendy landscaped and low maintenance south-facing garden.



The Living Space

The home welcomes you in via the central entrance hallway which gives you the first glimpse of the bright and airy vibe evident throughout, featuring contemporary neutral tiling and fresh white walls. To the left of the hallway is the main living area – a large open plan room with plenty of space for both lounging and dining, where French doors open into the garden, and a feature chimney breast houses an electric log burner providing a cosy traditional touch to the otherwise modern finish.

From this generous multifunctional room is also access to the home office, which benefits from a fitted desk and drawers and complementary wall mounted storage cabinet – the perfect setup for working from home! And conveniently adjacent is a downstairs WC where the contemporary neutral tiling continues and the two piece suite comprises a loo plus vanity basin with integral storage.

Back into the hallway and on the opposite side is a stylish and top quality SieMatic kitchen with a range of integrated Neff appliances, plus a central island creates a great spot to socialise. Neff appliances include a microwave and oven, dishwasher, four plate hob and matching extractor hood, plus a trendy sink which is moulded as one into the Corian worktop. And from the kitchen is the utility with plumbing for the washer/ dryer and handy extra storage.

The Bedrooms & Bathrooms

From the hallway an elegant staircase that blends traditional with modern invites you upstairs – the carpet runner adds a touch of class and refinement and the glass panels give a nod to 21st century living.

Each of the three bedrooms are all good-sized doubles with a generous footprint connected via a spacious landing, and the vaulted ceilings give a subtle sense of grandeur. And its no surprise the beautiful finish and pristine condition continues here too!

The master bedroom benefits from a range of fitted storage, and the wow factor of this room is the loft en-suite which is built into the roof with part tiled walls and a notable sloped ceiling that creates a stunning design while affording ample space. The three-piece suite here includes a fashionable freestanding bathtub sitting beneath a large Velux window, a feature wash basin sitting on an integral storage cabinet, and WC.

The second bedroom is equally as impressive with its high vaulted ceilings, original beam work and Juliet balcony. A practical element is the large fitted wardrobes with sliding glass white doors, and the Jack and Jill bathroom that includes a four piece suite with walk-in shower, tiled-in bath, wash basin and storage, and WC. Like the master's loft en-suite, this bathroom benefits from contemporary neutral tiling to the floor and walls.

And the third bedroom benefits from the same high vaulted ceilings and Juliet balcony, meaning either the whole family or guests can enjoy stunning sleeping spaces that equal the rest of the home in impressive style and design.

The Outside Space

Much like the interiors of this beautiful home, the garden is beautiful too, presented in excellent condition to stylish modern standards, and is low maintenance so you can enjoy relaxing in a lovely outdoor space without having the headache of keeping on top of the gardening. The garden comprises raised planters, an artificial lawn, bordered pathways, two patios and a pergola, and the best thing is it's south facing too, making it an attractive sun trap.

As well as the garden described above, there is a second part to the garden which is accessed up some steps at the back of the second patio, leading to an elevated lawn that backs onto lovely open countryside.

In addition to the two private parking spaces at the front of the home, there's an additional two at the rear underneath a car port, which has vehicular access via the right hand side of the building, and also pedestrian access into the back garden. Due to the two parking spaces already at the front, this rear sheltered area could alternatively be suitable for external storage.

The Location

Located in Crowthorn near Edgworth with open countryside views, The Schoolhouse is perfectly suited if you're in search of a quieter lifestyle without being too far removed from the convenience of modern day amenities, while still having miles of beautiful scenery on your doorstep.

Edgworth is in a couple minutes' drive or scenic stroll – a bustling countryside village surrounded by beautiful scenery. The village provides a selection of amenities including cafes, pubs, restaurants, and independent shops. Situated next to Edgworth Cricket Club, the Barlow is Edgworth's community hub which is a great asset to the village, featuring a coffee shop and bar, library and snooker room, all weather sports pitch, and children's playground. And Holdens & Co ice creamery and village store is a favourite amongst locals!

A range of further country pubs, eateries and independent shops, leisure facilities and schools can be found in the nearby areas of Bromley Cross, and Harwood. Plus, there are outdoor pursuits in abundance in every direction, from country walks, to running, cycling, equestrian facilities, golfing and more, this rural setting is a natural playground. If you're looking for a rural yet secure and easy maintenance home away from the hustle and bustle of modern life, this one might just be the one for you!

The Specifics

The tax band is F.

The property is freehold.

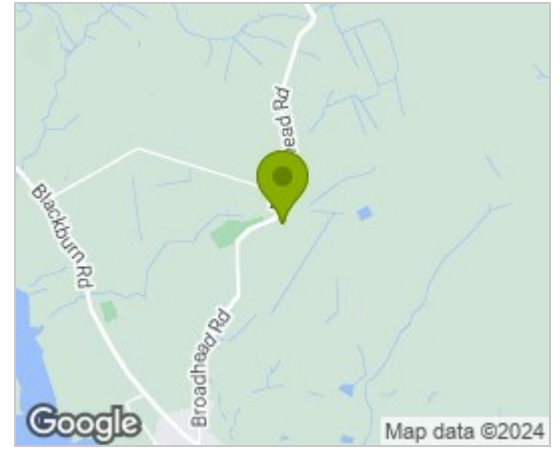
There is a monthly cost of £45 which contributes to a community fund for maintenance of the grounds.

The property is alarmed.

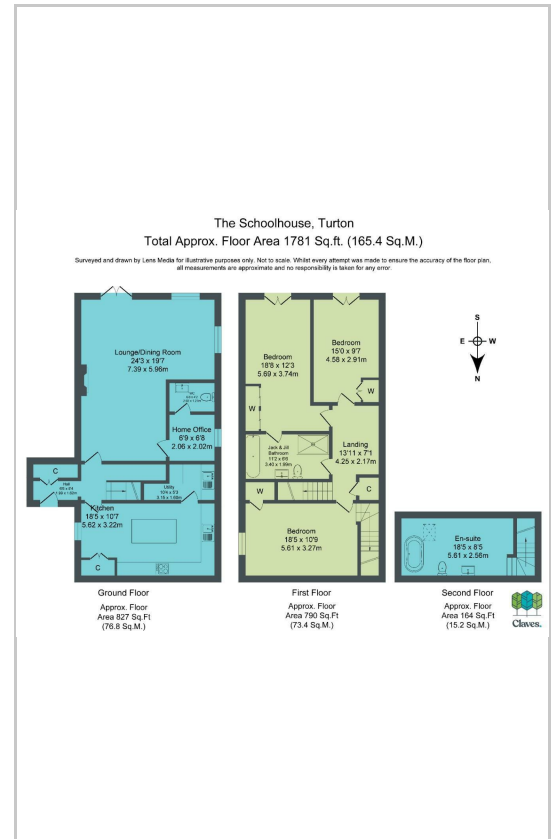
The boiler is a combi and located in the kitchen.

The property was converted 11 years ago as of writing.

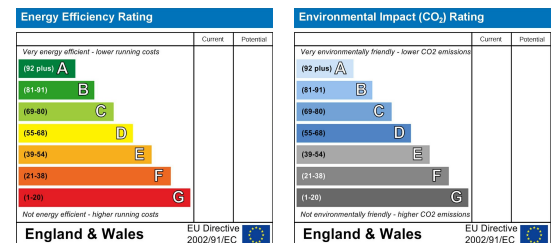
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Claves.

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.
t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk