



## Broadhead Road

Bolton, BL7 0LB

Offers around £650,000



Welcome to No.4 Haworth House. Surrounded by open countryside with easy access to the amenities of Edgworth, this deceptively large, converted period property boasts stunning interiors which are presented in immaculate condition throughout. High ceilings and huge windows showcase the character while creating bright and airy spaces, its generous size provides plentiful practicality. Haworth House is a selection of luxury townhouse-style properties which were created through a conversion that was part of the Crowthorn Estate built in 1876, originally a Victorian school. And this particularly property benefits from an end position.

A beautiful feature staircase sits in the centre of the property, connecting the three floors of accommodation. To the ground floor is an entrance hall, large utility room, shower room, and one of the four double bedrooms. On the first floor is an open plan kitchen and family room which flows in an open aspect onto the dining room at the rear, in addition to a WC on the landing and the main lounge at the front. On the second floor is the master bedroom with en-suite, two further bedrooms, and family bathroom.

Externally the property features parking for three vehicles, a garden room/studio, and an extensive, south facing, landscaped garden to the rear backing onto open fields. Despite its quiet rural setting, it is only a 10-minute drive to the national motorway network via the M65.





Living Space

The proportions at Haworth House are exceptionally generous, with the first floor serving as the vibrant heart of the home. The open-plan kitchen and family room flows seamlessly into the dining area, creating a bright, airy, and highly sociable space. The premium Siematic kitchen is fitted to an impressive specification, complete with a large Corian-topped island offering bar seating and a full suite of integrated appliances. These include a Neff dishwasher, Neff washing machine, Neff five-ring induction hob with matching extractor, Neff fridge freezer, and a premium collection of Siemens ovens comprising a traditional oven, combination oven microwave, and warming drawer.

There is ample room within this open-plan layout for a sofa, forming a relaxed sitting area anchored by a designer Rais log burner that brings warmth and atmosphere during the colder months. The interiors are finished with stylish porcelain floor tiles that continue through into the dining room, where glass doors provide direct access to the rear garden. Characterful window shutters throughout the first floor elevate the style and add a bespoke finish to the home's design.

The main lounge, positioned to the front of the property, is another standout living space. Featuring a magnificent bay window and further bespoke shutters, it is filled with natural light and presented in pristine condition, offering a welcoming retreat for both everyday living and entertaining.

Bedrooms & Bathrooms

The second floor is home to a superb master suite, positioned above the lounge, with a notably generous footprint. Its en-suite is finished to a luxurious standard, featuring marble-tyle tiling, a large wet-room style walk-in shower, contemporary feature wash basin, and WC. The main family bathroom complements this with a freestanding feature bath, matching wash basin, and WC, combining both elegance and function.

The second bedroom, located at the rear, enjoys far-reaching views across open fields, while the third bedroom is enhanced by a comprehensive range of hand-painted, solid-wood fitted furniture, giving another premium, bespoke finish.

On the ground floor, a large fourth double bedroom offers excellent versatility and benefits from access to its own shower room, making it an ideal choice for an older child or suitable for overnight guests. This well-appointed space is fully tiled to modern standards and includes a walk-in shower, wash basin, and WC.

Practical Aspects

In addition to the generous living accommodation, Haworth House offers excellent practicality for day-to-day life. A particularly large utility room is located on the ground floor near the entrance hall, providing extensive storage and additional worktop space. It also accommodates an allocated space for an extra fridge freezer and includes plumbing for both a second washing machine and a dryer. This makes it an ideal spot for managing household laundry while doubling as a boot room—perfect for storing muddy boots and wiping down wet paws after walks in the surrounding countryside.

Adding further convenience for family living, a separate WC is positioned on the first-floor landing. Like all the other bathrooms in the home, it is presented in pristine condition and finished to stylish, modern standards.

Outside Space

There is a private driveway which can accommodate 3 cars, plus additional parking for visitors. The property is accessible via both the ground floor and via external stairs leading to a balcony which provides access to the first floor. The ground floor entrance is handy for everyday use with easy access to the utility room, while the first floor boasts a super-sized grand door opening to the living space, making it an ideal entrance for guests.

The garden studio is a timber framed room found in excellent condition with heating, power and lighting, offering valuable extra space. It is a versatile feature which could be used as an external home office or hobby room, gym or exercise room.

The dining room doors open onto a large patio which is the perfect spot to enjoy the summer sun due to its south facing orientation. The garden features a beautiful stone wall which extends the whole way down the side of the property, and whether you're a keen gardener or need a safe space for the kids to play, its two spacious lawns give an enormous amount of outdoor green space.

Other outside features include a log store, security and ambience lighting, two external power sockets and two external taps.

Location

Located near Edgworth with an abundance of scenic views, Haworth House is perfectly suited for those with a love of the countryside, offering the convenience of secure and easy maintenance living in a tranquil setting, benefitting from the perks of village life without being in the middle of it.

A range of country pubs, eateries and independent shops, leisure facilities and schools can be found in the nearby village-like areas of Edgworth, Bromley Cross, Egerton, Hoddlesden, and Hawkshaw. Plus, there are outdoor pursuits in abundance in every direction, from country walks, to running, cycling, equestrian facilities, golfing and more. The larger towns of Bolton and Bury to the south, and Blackburn with Darwen to the north, all provide a great array of further amenities within a short scenic drive.

Key Details

- Tax band: G
- Tenure: Leasehold
- Ground rent:
- Lease term:
- Service charge: Approx. £360 per annum (exact TBD)
- Heating: Gas boiler and radiators
- Boiler: Vitodens combi, located in the dining room

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

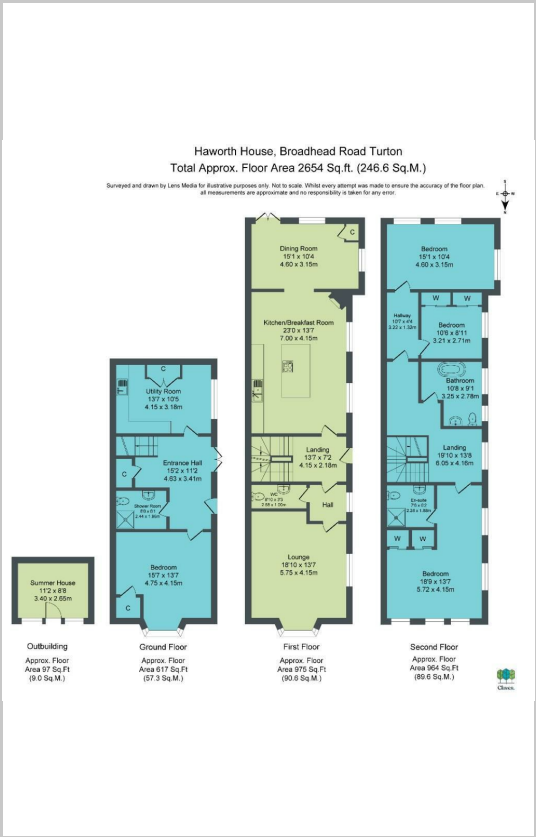
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Area Map



Floor Plans



Energy Efficiency Graph

