



Station Road

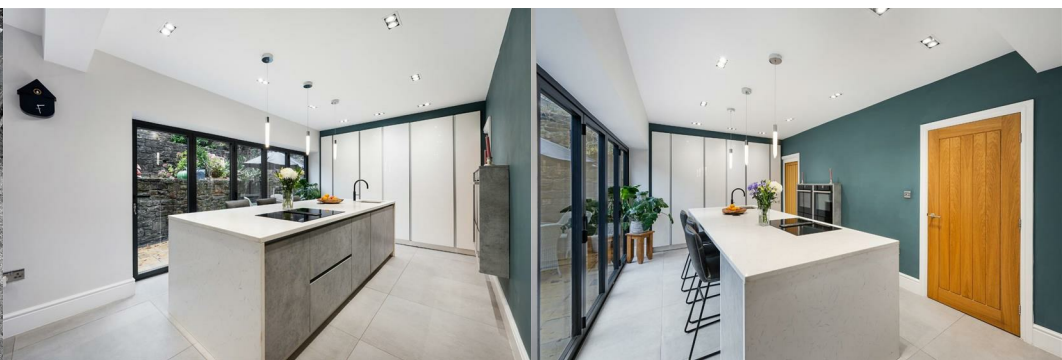
Turton, BL7 0HA

£799,950



Sit on a large plot within the scenic, leafy green location of Station Road on the outskirts of Chapeltown village, Elderstone is a luxurious three-storey detached home with beautiful countryside on the doorstep along with easy access to transport links, good schools and amenities.

A brief overview of the property includes an entrance hall, open plan kitchen, dining and sitting area, lounge, home office, utility, downstairs WC, five bedrooms, two en-suites, a family bathroom, upstairs WC, hobby room/upstairs study, and a versatile room on the top floor suitable for a variety of uses. Externally the plot features a gated double drive, patio, large gardens to the side and rear, and a summerhouse with shed.



Character & Lifestyle

Elderstone has been built with both style and practicality in mind. Its stone elevations allow it to perfectly complement the countryside surroundings, with interiors that blend modern style and unique, characterful design.

The premium finishes of this delightful family home include bespoke oak joinery, underfloor heating, recessed lighting, bespoke fitted furniture, modern bathrooms and an impressive kitchen with island. All the windows and the bifold doors are the top quality German brand, Schüco, as is the metal front door, which is opened by a keyless fingerprint touch mechanism.

Living Space

A spacious entrance hall sets the tone for this impressive home, connecting the generous ground floor living areas. At its heart lies the spectacular open-plan kitchen, dining and sitting area, an outstanding space for both everyday family life and entertaining on a larger scale.

The contemporary kitchen is centred around a large island and features a comprehensive range of premium integrated appliances, including a Miele induction hob with downdraft extractor, Neff ovens with warming drawers, a Quooker instant boiling water tap, dishwasher, full-height fridge, and under-counter freezer.

Adjoining the kitchen is a practical utility room, designed in the same stylish modern theme and offering further worktop space, an additional sink, and plumbing for a washing machine and dryer.

The open-plan design ensures a wonderfully fresh and airy atmosphere, complemented by sleek finishes and thoughtful lighting. In contrast, to the front of the property lies an equally generous yet cosier lounge, complete with a multi-fuel burner set into a recess, the perfect retreat for quiet evenings.

Also on the ground floor is a substantial home office featuring a striking arched window overlooking the garden. This versatile space could also serve as a playroom or snug.

Completing the ground floor is a modern WC, adding convenience for busy family life.

First Floor

An elegant oak staircase with glass balustrades leads to the first floor, where three large double bedrooms await. One of these rooms is currently enjoyed as an upstairs lounge or cinema room and bar, complete with a Corian worktop, integrated storage, and a feature ceiling with partial slopes – all enhanced by stunning countryside views. Adjacent to this space is a hobby room or secondary study, offering further flexibility.

The master bedroom suite includes two sets of fitted wardrobes and a luxurious four-piece en suite bathroom, featuring a bath, walk-in shower, vanity basin and WC. The interior design is refined and contemporary, with marble-effect tiling and matte black fittings for a striking contrast.

The second bedroom also benefits from a modern en suite, with a walk-in shower, vanity basin and WC, alongside fitted minimalist wardrobes.

A beautifully finished family bathroom completes this level, boasting Porcelanosa tiling, a four-piece suite with a tiled-in bath, large walk-in shower, vanity basin and WC – all presented in a distinctive, high-spec design.

From the hobby room, a bespoke Neville Johnson oak staircase ascends to the upper floor, creating an ideal space for older children or guests seeking a little more independence.

Second Floor

The top floor includes an additional WC and a versatile multi-purpose room, well-suited for use as an exercise room, third office or study area, or even a games room. Two further bedrooms complete this level, each featuring fitted storage, sloped ceilings, and a unique characterful design, making this an ideal partially self-contained retreat within the home if desired.

Outside Space

The gated drive to the front gives ample space for private parking, and the generous gardens to the side and rear of the home offer a huge space that has fantastic landscaping potential. Immediately outside the bifold doors is a paved patio area ideal for enjoying that indoor outdoor lifestyle on warm summer days. Stroll up the garden steps and much of the garden is situated on the upper level, providing two substantial and secluded lawns that get plenty of sun, and a spacious summerhouse. The lawns offer heaps of space for the kids to play safely, and for those who enjoy gardening you could be kept busy for days on end if you wished! Though its current configuration allows it to be relatively low maintenance and easy to manage.

Location

Elderstone enjoys the best of both worlds – the charm of village life and the serenity of a countryside setting, tucked away on a quiet and picturesque country lane. Excellent amenities can be found in the nearby villages of Chapeltown and Edgworth, as well as in Bromley Cross and Egerton a little further south towards Bolton. Between them, you'll find an excellent choice of country pubs, bars, restaurants, independent shops, and local supermarkets, while nearby Harwood also offers a large Morrisons and additional village conveniences.

Commuters are well served, with Bromley Cross train station less than five minutes' drive away providing direct links to central Manchester, and the A666 within easy reach for travel by road.

Surrounded by open countryside, this location is a haven for nature lovers and those seeking peace and quiet. With two beautiful reservoirs close by and the West Pennine Moors quite literally on the doorstep, Elderstone offers a wonderful balance of rural tranquillity and everyday practicality.

Key Details

Tax band: F
Tenure: Freehold

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.

Claves.

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

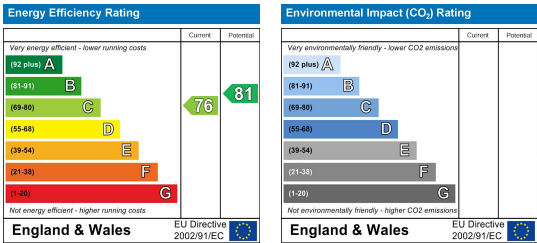
Area Map



Floor Plans



Energy Efficiency Graph



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