



## Arthur Lane

Bolton, BL2 5PW

Offers around £1,200,000



Offered with no onward chain, Davenport Farm is a unique, detached, high quality, character property in Ainsworth, set within a large, highly private plot with multiple outbuildings, exquisite gardens, and comprehensive grounds. This property is particularly perfect for garden lovers! There is also full planning permission to create a modern detached annexe (see details below).

The main house is generous size totalling approx. 3,500 sq. ft, with four double bedrooms, three bathrooms, three reception rooms with the main one offering several reception areas within itself including a mezzanine gallery, a substantial open plan kitchen/diner/living room, utility room, cloak room/WC, and a large central hallway with porch. In addition to the main house, the outbuildings include a large orangery/summer house, a detached annex, and a double tandem garage. The exquisite garden and comprehensive grounds include a large, gated driveway, a children's playground, fruit and vegetable garden, and mature perennial gardens.



### The Living Space

Through an imposing front doorway with stained glass windows, the central hallway gives you the first glimpse of the generous proportions on offer at this spacious property.

Stroll through to the left and the main reception room expresses this even more. The already generous footprint feels even bigger with the double height vaulted ceiling where original exposed beam work gives a nod to the property's past while giving a grand feeling. This super spacious reception room benefits from several areas within itself giving plenty of choice and space for even the largest of families. The main lounge area is brought to attention with a huge imposing fireplace to match the grandeur of the room, which houses a log burner that's sure to create a comforting warm glow during winter. The mezzanine gallery overlooks this fantastic fireplace and offers the ideal position for a home office. Underneath the gallery is an additional sitting room area creating an ideal spot for socialising when entertaining a crowd of family and friends. We have already covered three areas within this one large reception room, and the fourth is a home library area which is the bookworm's dream come true!

Back through the hallway and past the cloak/WC which is presented in excellent condition, and through a corridor to the opposite side of the property is arguably the heart of the home – a brilliant open plan kitchen/diner/living room. Its no surprise this room is also of incredibly generous proportions, and also multifunctional in its use - there's a recurring theme at Davenport Farm, it's a home that just keeps on giving! The kitchen itself is of a traditional country kitchen aesthetic with a large central island surrounded by an abundance of storage and all the appliances you need. As you would expect in a high-quality kitchen, the units are hardwood, made from Chestnut, which offers a lovely light tone in contrast to the black granite worktop. In keeping with the country aesthetic there is an electric Aga which provides multiple ovens and hot plates, but the kitchen also benefits from a Neff integrated traditional electric oven and microwave for added practicality. Other integrated appliances in the kitchen include a full-length fridge, two sinks with traditional style mixer taps and inset carved granite drainers, plus an abundance of storage, including space efficient hidden drawers and larder cupboards. The kitchen also provides access onto a private patio which is a lovely spot to enjoy your morning coffee on warm summer mornings.

From a practical angle the utility room provides even further storage, an allocated space for a large American style fridge-freezer, an additional sink and plumbing for the washer dryer. The utility leads onto a rear porch too, which is a convenient entrance for after the kids after getting wet and muddy, or an ideal spot for four legged friends to dry off.

Before we head upstairs, the living space downstairs also includes two more reception rooms which offer further versatility in usage and offer more practicality for family life. One of the rooms is currently a TV room with an inset surround sound system, and the other a traditional dining room.

### Bedrooms & Bathrooms

Back into the central hallway and upstairs are four large double bedrooms that ensure everyone in the family has more than enough space. Two of the bedrooms are unique in shape with vaulted ceilings and exposed beam work that add an extra touch of character.

The master bedroom is evidently a good size and benefits from a walk-in wardrobe and en-suite which features a four-piece suite including bath with shower, wash basin, WC, and bidet. The second bedroom also benefits from an en-suite which features a three-piece suite including a walk-in shower, wash basin with integral storage units, and WC.

The third bathroom upstairs is the main family bathroom which is a spacious room with five-piece suite including a freestanding feature roll top bath, walk-in corner shower, wash basin, WC and bidet.

### Outbuildings

The orangery/summer house is a brilliant addition to the main house, offering an attractive and equally spacious place to entertain family and friends on summer days. With an adjacent patio and steps down onto the manicured lawn and fantastic gardens it adds an extra element of indoor-outdoor living, and for garden parties, BBQs and social occasions. Or perhaps you want to escape the business of family life and get your head into a good book while enjoying the gorgeous garden - the choice is yours!

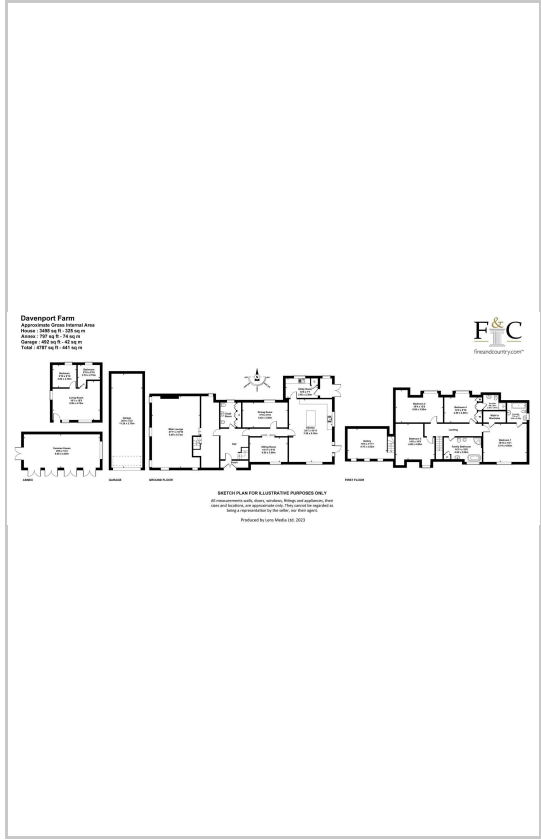
The annex was once a double garage that the current owners converted. It is now used as storage but would easily be converted back to a one-bedroom annex. Or perhaps you would prefer it as something else? A home office separate to the house so you can run your business in peace and quiet? Gym? Hobby room or studio? Again, the choice is yours.

The double tandem garage provides shelter for your cars or a massive amount of storage space. There are also several sheds positioned in different places throughout the grounds which provide plenty more storage space if required.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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