



## Broadhead Road

Bolton, BL7 0BG

Offers over £1,000,000



Welcome to Lovely Hall – an exquisite, gated, period property situated a stone’s throw from central Edgworth, boasting over 3,700 sq ft of the most beautiful and high-quality interiors. The property has recently undergone an extensive renovation and is presented to exceptional standards, with bespoke interior design elements and an elegant style which blends the charming character with stylish modernism. This is a property you will certainly be proud to call home!

A brief summary of the ground floor accommodation includes two traditional reception rooms used as a lounge and formal dining room, kitchen, utility room, rear porch/boot area, office/study, downstairs WC, bar, and a wine cellar. On the first floor is an additional lounge/TV room, master bedroom with its own lounge area, dressing room and en-suite, two more double bedrooms, and the family bathroom. Up on the second floor is the fourth bedroom and a great amount of storage space via several rooms which could suit alternative uses if desired. Externally, the house sits on a private plot surrounded by a dry-stone wall boundary, with a detached garage, several terraces and patios, and a low maintenance garden and lawn.



### Traditional Reception Rooms

In the two traditional reception rooms situated at the front of the home, a gorgeous solid oak parquet floor provides a classic design and a first glimpse of the high-quality finish, and it complements the more contemporary look of the soft gold Omexco wallpaper – a premium Belgian brand which specialises in the highest quality wall coverings used in luxury properties all over the world.

The reception room to the left of the hallway, currently the lounge, features a traditional chimney breast with a stylish stone fireplace and a modern inset log burner. More traditional features here include beautiful hardwood sash windows and window shutters, in addition to coving and cornicing, all of which gives a nod to the period heritage while clearly being of high-quality, contemporary standards. The fact there are two spacious traditional reception rooms offers versatility in usage too.

The other reception room situated on the right of the hallway, currently the dining room, features the same lovely sash windows and shutters as the lounge, and in here there's a more modern electric fire with glass surrounds, set within a contemporary floor to ceiling fireplace.

Off this second reception room, the oak parquet continues into a very handy addition to the home, which is tucked away in its own quiet corner. This room makes a perfect home office or study, or alternatively could be used as a snug, studio, or hobby room.

### A Standout Hallway & Kitchen

The central hallway is itself an impressive space – the exposed stone floor and original stone lintel above the feature front door offers a rustic touch, the original hardwood doors and handles have been restored to impressive condition and add to the classic design, and the modern wall panelling brings a tasteful contrast and refined, contemporary vibe, inviting you upstairs via the trendy matt black staircase and carpet runner... But let's finish downstairs first!

To the rear of the home is a standout kitchen which again is a fantastic example of contemporary style blending seamlessly with period character. A modern electric Aga sits within an ornate stone surround, and the black, hand painted hardwood kitchen cabinetry continues the modern feel while complementing the fresh white granite worktop and central island, all of which is lit up by the brilliant contemporary feature lighting. The island makes this space both practical and attractive for everyday life and socialising with family and friends. Integrated appliances include a Samsung oven, steam oven, Bosch dishwasher and fridge, plus a Quooker tap with sparkling, chilled, and instant boil functions. From the kitchen, glass doors open onto a side patio, allowing for that sought after indoor-outdoor living on hot summer days, and particularly suitable for al fresco dining.

### Entertaining & Practicality

Adjacent to the kitchen at the rear of the home is the bar, and its no surprise the trendy vibes continue here – with fitted banquette seating, stylish wood cladding, a ceramic tile bar with an antique mirror splashback, and fully equipped bar shelving and two PeVino wine fridges, you could well be in one of Manchester's lovely bars, all from the comfort of your own home. There is even a large wine cellar to boot, perfect for keeping an extensive collection of your favourite bottles! Alternatively, the cellar could suit other uses depending on your preference.

As well as entertaining, Lovely Hall is a highly practical home too. The utility room is a substantial size with a full-length freezer, an abundance of storage, and plumbing for the washer dryer – all finished to modern standards with a high-quality finish including another granite top, in keeping with the rest of the home. Other practical additions are the guest WC which also has top quality finishes and a stylish interior, plus a rear porch style area suitable for keeping muddy boots and wet paws after strolls in the surrounding countryside.

From the central hallway and up to the first floor, there is a second lounge/TV room which is certain to be a practical addition for family life.

### Bedrooms & Bathrooms

The master bedroom occupies a large portion of the first floor due to its extensive features and grand size. The bedroom aspect comes complete with its own lounge and media wall, and the opulent finishes continue, with a cushioned feature wall on which the bed is positioned, plus a spacious dressing room, and large his and hers en-suite with a freestanding bathtub, walk in shower, his and hers basins, and WC, all of which is finished with beautiful white marbled tiling.

The family bathroom on the other side of the landing benefits from a generous size and four-piece suite too, with a large rainfall shower and glass façade, freestanding rolltop bathtub, wash basin and WC.

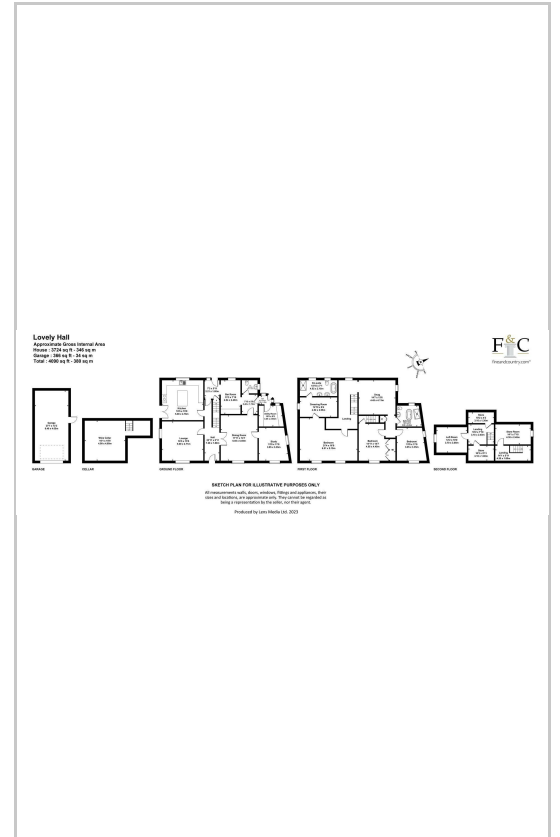
Next to the family bathroom are two double bedrooms, both immaculately finished with fresh contemporary interiors and a bright, airy ambience. The largest of these two bedrooms also benefits from access up to the second floor, where a selection of fitted wardrobes is found, in addition to a handy loft style room which houses the boiler and tank system but could also be used as another study space if desired.

Back to the landing and up a different flight of stairs, the fourth bedroom is also situated on the second floor, also a good-sized double, with vaulted ceilings – a cool room for a teenager! On this second floor is also access to the comms room with CCTV controls and monitors, and another loft style room which provides plenty of space for storage.

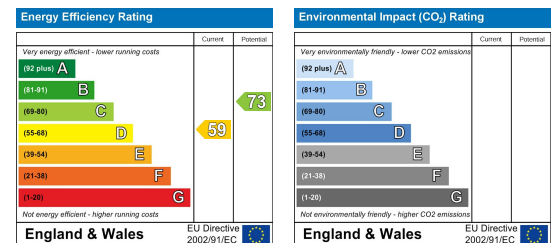
## Area Map



## Floor Plans



## Energy Efficiency Graph



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