



Rivington Lane

Bolton, BL6 7SL

Offers over £1,000,000



Offered with no chain, Hall Brook is a unique period property situated within the leafy green heart of Rivington. Boasting over 5,500 sq ft of internal accommodation, the property stands on a generous, private plot featuring mature walled gardens and extensive grounds with a spacious, gated drive. The main house retains its grand, period character with high ceilings and huge rooms, with period features including original doors and stained-glass windows, and an impressive oak staircase. The house is currently configured as four apartments set over three floors, plus a large cellar, and externally are two self-contained annexes/studios.

The property has potential to be a standout beautiful home in an equally beautiful location upon reconfiguring and renovation for use as one dwelling. Alternatively, owing to its current configuration, the property could be suitable for experienced investors looking for a signature multi-unit property with excellent serviced accommodation potential, plus potential for modernisation.



Ground Floor

The ground floor comprises a large two-bedroom apartment plus an impressive central hallway giving access to the grand staircase and upper floors. From the private drive and through the front door is a large porch which leads further onto the central hallway, while another communal entrance on the opposite side of the property provides access to the gardens and grounds.

With this being the largest of the four apartments, there are two bedrooms, a bathroom, lounge, kitchen, utility room, and an office/study space under the stairs. Period features include marble fireplaces on imposing chimney breasts, and original flooring within the porch and hallway. The lounge within this apartment benefits from large floor to ceiling windows and glass doors that open onto the garden, and the second bedroom offers versatility in use, perhaps as a dining room or second lounge.

First Floor & Second Floor

Up the grand staircase and past the original stained-glass window to the first floor... This floor is currently configured as two one-bedroom apartments of similar size. Both apartments feature a spacious double bedroom, bathroom, and an open aspect lounge, dining area and kitchen.

The second floor is configured as a large, two-bedroom apartment, with two double bedrooms, a large bathroom, and an open aspect lounge, dining area and kitchen, all of which is connected by a spacious landing.

Outbuildings/Annexes

In addition to the four apartments and large cellar within the main house, two detached outbuildings provide two additional self-contained units. One of the outbuildings is a studio with a kitchen and bathroom, and a large room for use as a bedroom, lounge and dining area. The second outbuilding has a separate bedroom, plus an open plan kitchen, lounge, dining area, and bathroom.

Outside Space

The property sits in an elevated position overlooking its mature and extensive walled gardens with original features, providing plenty of private space to enjoy on summer days. There's a selection of lawns and patios, not to mention the excellent potential for gardening enthusiasts or those with an appetite for re-landscaping. In addition to the lush green gardens, the substantial driveway offers private parking for multiple cars.

Location

Hall Brook is situated in the heart of Rivington, with a great abundance of beautiful scenery quite literally on its doorstep. From the many reservoirs to woodland and the rolling moors, it's a location which is perfect for those who enjoy being close to nature and the great outdoors.

While enjoying the beautiful surroundings, the location is convenient and practical too – the M61 provides access to the national motorway network within a 5-to-10-minute drive, and a wide variety of amenities are found in neighbouring Horwich and Chorley, including large supermarkets and retail parks, cafes and restaurants, pubs and bars, good schooling options and leisure facilities. And for those who commute by rail, there's three nearby stations to choose from – Middlebrook, Blackrod, and Chorley – all accessible within a 10 minute drive, providing direct routes in Manchester and beyond.

Specifics

The tax band is G.

The tenure is Freehold.

There is oil powered central heating.

The property is within a conservation area.

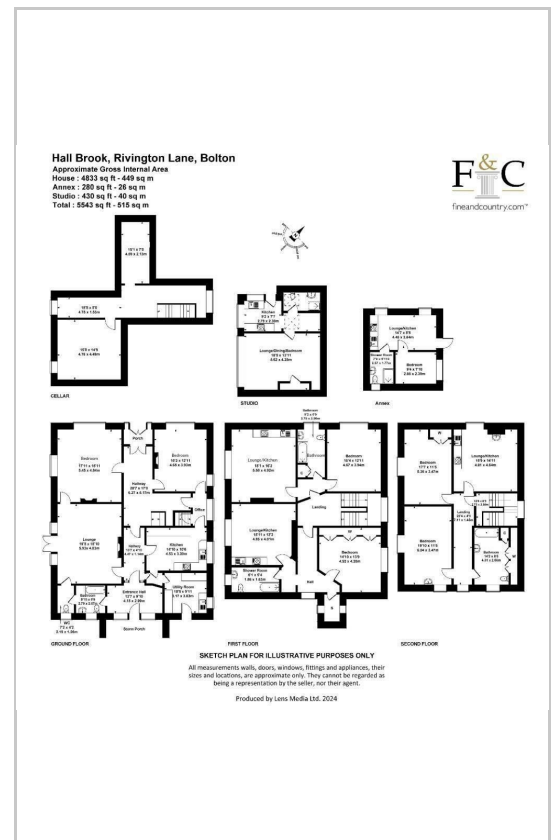
The property dates back to 1884.

The plot size is approximately three quarters of an acre.

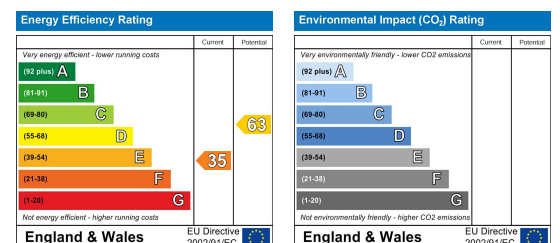
Area Map



Floor Plans



Energy Efficiency Graph



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