



Ladyshore Road

Bolton, BL3 1LB

£695,000



Offered with no chain, Ladyshore House is a large, link-detached period property located at the end of a private, gated lane with a very generous plot, a versatile annex/outbuilding, plus the opportunity to purchase another large outbuilding by separate negotiation. The house is presented to excellent modern standards throughout while retaining its period character and charm.

Situated over three floors, the property provides a great amount of accommodation for family life. The ground floor comprises an entrance porch and hall, two lounges, kitchen with island, dining room, and utility. On the first floor are three good sized double bedrooms and a huge family bathroom, and the converted loft on the second floor features a beautiful master suite including a double bedroom, en-suite, and dressing area. The second bedroom on the first floor also benefits from a walk in wardrobe and en-suite.

Externally the plot includes a large private drive, two large patio areas, a large landscaped private garden with a secluded bar and hot tub area, and the annex/outbuilding comprises a versatile room or bedroom, bathroom, and kitchen.



Living Space

Ladyshore House boasts grand proportions, which are immediately felt as soon as you step inside... A grand hardwood feature door with ornate stone surrounds invites you from the porch into the entrance hall, where the high ceilings add to the impressive period character.

To the right of the entrance hall is a high-quality contemporary kitchen, featuring an oak floor that adds a stylish contrast to the quartz worktop and gloss cabinetry with wood veneer framing. It's a fantastic social space that's perfect for both everyday life and when hosting family and friends. The island gives a huge amount of worktop space and bar seating, and the top-quality integrated appliances include a Siemens oven and a combination oven/microwave, five-plate induction hob with matching ceiling extractor, dishwasher, an inset Smeg sink with Hans Grohe tap, oodles of storage, and an allocated spot for a large freestanding fridge-freezer.

Next to the kitchen in an open aspect layout is the dining room, which adds further to the social appeal. Its generous size gives plenty of room for a large dining table, and the log burner with slate hearth and oak mantle creates a rustic country aesthetic, and is sure to provide a lovely warming glow on cold wintery days.

As well as the kitchen and dining room which is arguably the heart of the home, there are two spacious lounges which again add to the practicality and appeal of this property as a fantastic family home with plenty of space for everyone. Within the front lounge, a smart media wall takes centre stage, featuring a TV point, shelving with inset lighting, and a gas powered log-effect fire with glass front. The second lounge, or snug, is located at the end of the entrance hall to the rear of the home – the beam work overhead gives a nod to the period character, the contemporary log burner set within the chimney breast continues the cosy feel.

The substantial entrance porch and utility room add further practicality and satisfy the demands of modern family life. The porch gives lots of space for keeping shoes and coats tidy and out the way, and the utility has plumbing for the washer and dryer, in addition to extra worktop and storage space.

Bedrooms & Bathrooms

From the entrance hall the oak staircase leads to a large landing that's filled with natural light from the feature window. Each of the three bedrooms on the first floor are very good-sized doubles. The second bedroom is located on this floor, and despite it being the second bedroom, it benefits from what a typical generous master suite would, featuring a walk-in wardrobe and a fully tiled three-piece en-suite with walk-in shower, wash basin and WC.

Also on the first floor, the family bathroom is most likely one of the biggest you've ever seen! Its huge size allows heaps of space to accommodate a supersize jacuzzi bath, large walk-in shower, basin with large storage cabinet, WC, and a large feature radiator that matches the period styling of the basin. Its sloped ceilings and beam work here also add to the character and charm.

The master suite occupies the entire second floor, with more sloped ceilings an multiple Velux windows which pour in natural light while adding to the unique character. In addition to the double bedroom, the master suite includes a dressing area with modern fitted storage, and a three-piece en-suite, comprising bath with shower, and a vanity basin unit with integral storage and WC.

Versatile Outbuilding/Annex

Situated in front of the house within the secluded and very private garden, the outbuilding or annex gives flexibility and versatile potential. With a three-piece bathroom, small kitchen area, and a room which could be used as a combined bedroom and living area, it could well be used as an annex for a family member, or a guest suite. The current owners use the versatile room as a salon, which it is perfectly suited for as well. You could alternatively have it as some sort of studio, garden office, or even a games room!

Outside Space

The entrance to the property is via an electric gate which leads down a private lane to the private drive immediately outside the house, which provides enough space for four or five large cars. The landscaped garden area is extremely private, and gives plenty of safe space for the little ones to play, as well as being a secluded spot for relaxing in the summer sun with loved ones. Or if garden parties and hosting family and friends for BBQs is your thing, it's a superb spot for that too, particularly considering the sheltered bar and hot tub area next to the outbuilding.

To the left of the property are two large patio areas which provide even more space for outside dining and enjoying the summer months. The two spaces are separated by a small fence, which makes the area at the rear a handy space to let four-legged friends out while being secure. The property also has lapsed planning permission approval to create a two storey extension on this side of the property - please contact the office for more details about this.

Location

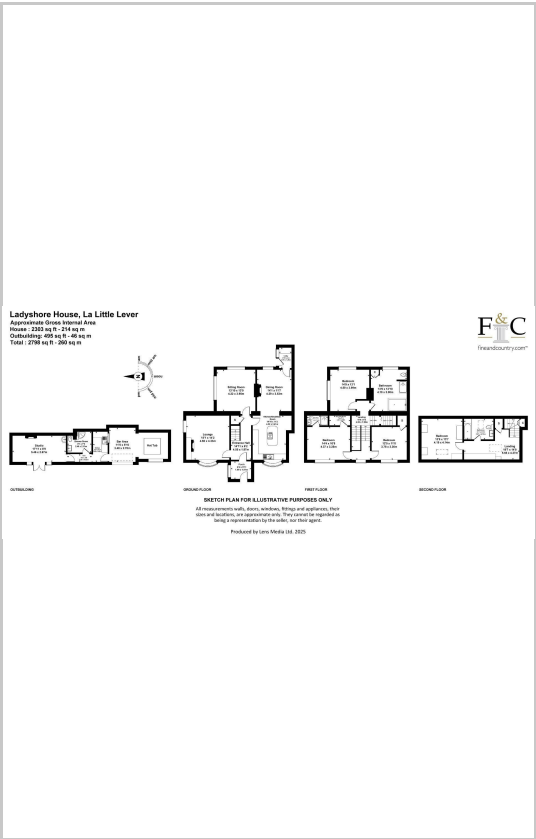
Despite its highly secluded setting and countryside feel, this home is very well connected for transport links and amenities. It's a short drive to both the large towns of central Bolton and central Bury, which both have a great variety of amenities. Closer to home, the retail area of Little Lever offers a range of shops and cafes, as well as a Tesco superstore. Neighbouring Radcliffe also offers a variety of amenities and supermarkets within its retail area. Everything you need is just a few minutes' in the car! For commuters, the motorway network is easily accessible via the M61.

For those who enjoy the outdoors, both Ladyshore Woods and Bolton and Bury canal are quite literally on your doorstep, with scenic trails to be enjoyed. Ladyshore Park playground and playing field is within a stone's throw as well, and Mytham Primary School is in walking distance.

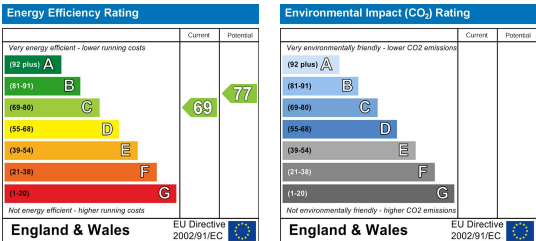
Area Map



Floor Plans



Energy Efficiency Graph



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