



Sandringham Road

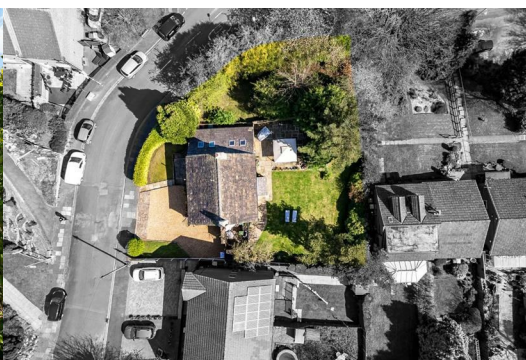
Bolton, BL6 6NX

£490,000



Occupying a large, private corner plot in a highly convenient and well-connected location, with a south-facing garden plus countless amenities and fabulous countryside on your doorstep, Higher Makinson Farm is an extremely charming and beautifully refurbished period property with a warm and homely feel that is felt the moment you step inside. It is an excellent choice if you are looking for a home that's bursting with character while satisfying the demands of modern family life. The ground floor bathroom and study/potential fourth bedroom give it versatility and offer scope for multigenerational living too! The property's abundance of original features paired with tasteful contemporary finishes throughout create a very unique and impressive place to call home.

The property is generous in size both inside and out, with 1,744 sq ft of immaculate accommodation, private parking for three to four cars, and substantial gardens which are presented in the same immaculate condition as the interiors. There's also the benefit of being able to potentially build on the plot (subject to planning). A brief overview of the ground floor accommodation includes porches to front and rear, a reception hall, kitchen with island, utility/shower room with WC, lounge, dining room, study/bedroom. To the first floor are three double bedrooms and a spacious family bathroom.



Character & Charm

Dating back 300 years to its original roots as a farmhouse, the depth of character at Higher Makinson Farm is incredible. It's meticulous restoration by the Heritage Trust is second to none.

The solid stone elevations immediately give you a sense of the period heritage, and once you step inside, the interiors showcase an array of original features found in exquisite condition. From exposed stone walls and flooring to beautiful beams and vaulted ceilings, it is a delightful place to call home for those who appreciate period character and charm, with the added benefit of a super cosy and homely ambience.

Living Space

The home welcomes you into a front porch which provides a handy space for shoes and coats, as does the rear porch/boot room – both ideal for the lifestyle this property offers with plentiful countryside and lovely scenery nearby. These handy spaces also give the option to store logs like the current owners do, ideal for the two log burners in the lounge and dining room.

The reception hall sits beyond the front porch in the middle of the ground floor, giving extra space and practicality for family life while showcasing notable character and a countryside feel through its stone floor, oak staircase, and a wattle and daub feature wall adjoining the lounge.

To the left of the reception hall is a converted part of the original house (previously a barn style room) which features a touch of modernity that blends perfectly with the period style, housing an impressive kitchen with vaulted ceiling and Velux window, exposed stone feature wall and original oak beam. It is a gorgeous space that has been carefully crafted to high quality standards, featuring a granite worktop and in-frame shaker style cabinetry, plus an imposing stone cooking arch with range-style cooker, comprising a five-ring gas hob and several ovens. The island with bar seating gives the room a superb social appeal, and the Belfast sink with premium feature tap finishes the interior design off just perfectly.

Off the kitchen is a very spacious utility room and shower room, where the excellent condition continues. The room features a walk-in corner shower, wash basin, and separate/private WC, plus allocated spaces and plumbing for the washing machine and dryer. There's also external access to the back garden here, plus additional worktop and storage space. A room like this is an essential for modern family life!

Back into the reception hall and straight ahead is the lounge, where an imposing fireplace with large log burner creates a subtle sense of countryside grandeur. In keeping with the rustic feel, but certainly a premium contemporary touch, is the herringbone parquet-style flooring, complementing the neutral décor and beautiful beams overhead. It will no doubt be an extremely cosy haven to sink into the sofa with loved ones while the burner gives a cosy orange glow. The abundance of character continues in the dining room with its stone floor, feature walls and chimney breast, plus more original restored beams. This home is like a cherished piece of local history!

Also accessible from the reception hall is the study/fourth bedroom, perfect for those who work or run a business from home. With the shower room also on the ground floor, it would alternatively be suitable for use as a fourth guest bedroom, or perhaps if you need a bedroom downstairs for a family member.

Bedrooms & Bathrooms

Each of the three bedrooms upstairs are good sized doubles with ample room for double beds and furniture. Not dissimilar to the living spaces, each bedroom and the family bathroom are presented in pristine condition. The refined characterful design is evident here too! From the quirky restored chimney breasts that rise high into the vaulted ceilings, to the exposed stone feature walls and window surrounds, this home overflowing with attractive period charm.

Within the spacious family bathroom is a traditional style radiator and heated towel rail which complements the four-piece suite comprising a freestanding rolltop bath, walk-in corner shower, wash basin with integral storage unit and WC.

Outside Space

To the front of the property is a large drive which accommodates three to four cars depending on size, with an EV charging point installed on the side of the house. The mature front hedge and trees along the boundary of the plot adds to the privacy and kerb appeal, and to the rear is the substantial south-facing garden which offers something for the whole family... There's lots of space for the little ones to play safely, heaps of space for external storage, and great potential for keen gardeners! The patio outside the house also gives a lovely spot for al fresco dining and barbeques under the summer sun.

Development Potential

The large corner plot gives scope for development if desired (subject to planning). The current owners have had plans drawn for a two-bedroom dormer bungalow. Please contact our office for further information.

Location

As well as the blending of contemporary style with period character, this property gives you an attractive blend of a very well-connected location with plentiful scenic countryside on your doorstep in Rivington and the surrounding moors.

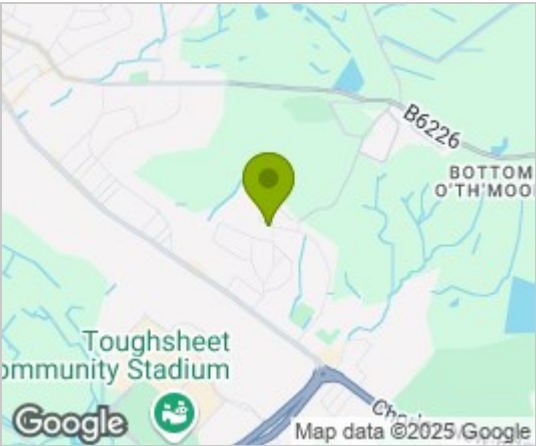
Middlebrook Retail Park and the amenities of central Horwich provide a great variety of amenities, from leisure facilities and entertainment to restaurants, supermarkets and well regarded schools, including the private sought-after Bolton School – you have it all in just a minute or two in the car! Horwich Parkway train station gives easy access into central Manchester, and the national motorway network is accessible in 5 minutes via junction 6 of the M61.

Specifics

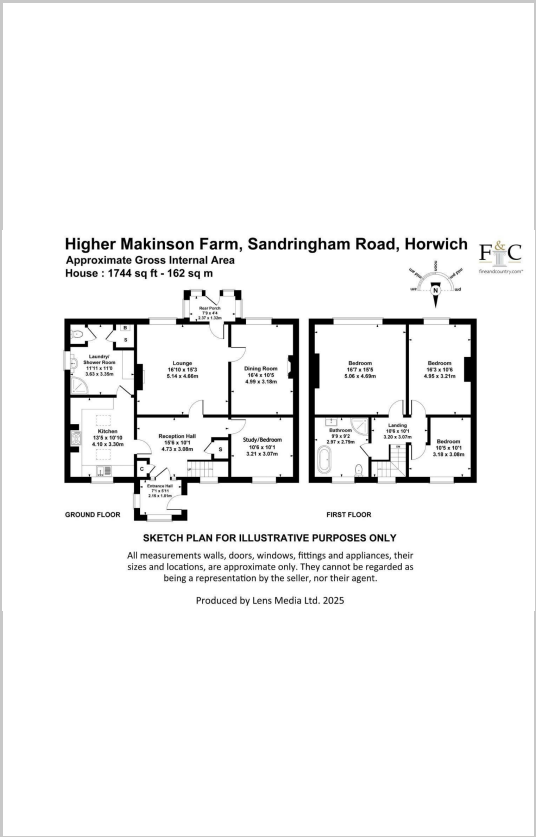
The tax band is E.
The tenure is freehold.
There is gas central heating and we are advised the boiler was installed new in 2024.

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.

Area Map



Floor Plans



Energy Efficiency Graph

