



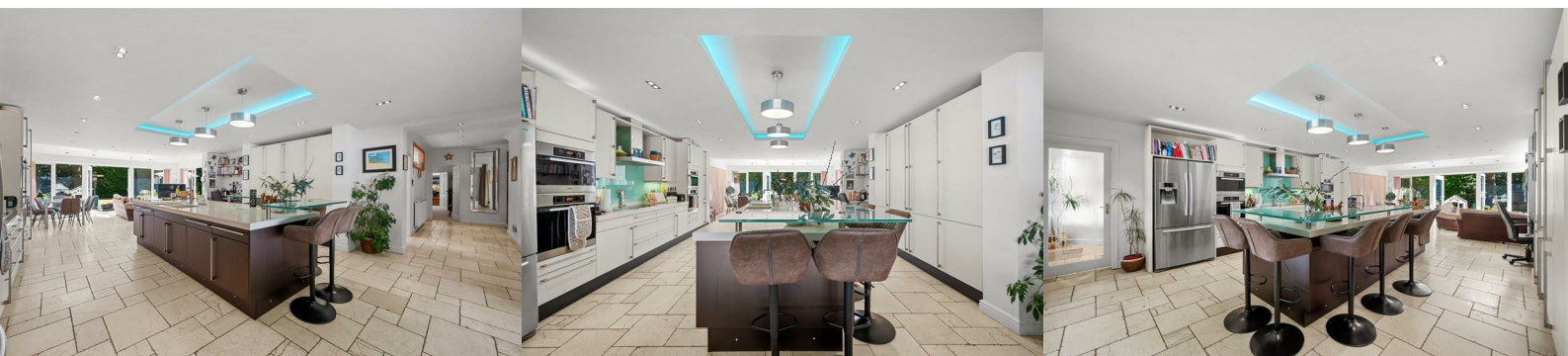
Princess Road

Bolton, BL6 4DR

Offers over £1,850,000



At the end of a long tree-lined driveway on Princess Road, occupying a very private and leafy-green plot, Mount House is an individual and elegant property of impressive size, providing over 6,300 sq. ft of highly spacious accommodation. This prestigious house offers an enormous amount of practicality and versatility for luxurious family living, and the tranquillity of the south-facing gardens receive sun from morning till night.



Ground Floor Overview

A brief overview of the ground floor encompasses a grand entrance hall and powder room, cloak/WC, a main lounge, a dining room, a family room/snug, the open plan living comprising kitchen with island and bar seating, with a large breakfast area and sun/garden lounge, a utility room, a fully fitted home office, a cocktail bar with en-suite WC, a lockable annex garden store and large integral garage. There is also a gym/seventh bedroom/granny annex, hot tub/garden room and downstairs en-suite shower room which has a separate entrance door and hall but is still connected to the main house – this aspect of the property could be suitable for use as a guest bedroom or self-contained annex accommodation if desired.

First Floor Overview

To the first floor is a huge master suite with balcony, complete with two dressing rooms, bedroom sitting area, and a splendidly large five-piece en-suite master bathroom. Five more double bedrooms, four en-suites, and a family bathroom are situated on this floor too. The upstairs is complete with the luxury of a sitting room which could easily be converted to another bedroom if required, taking the first floor total potential to seven bedrooms and a further ground floor eighth bedroom.

Main Living Space

The moment you step inside the property, the grand entrance hall with bespoke oak staircase and inset lighting gives you the first impression of the grand proportions and premium finishes. Two of the principal reception rooms, the main lounge and the dining room, are situated at the rear of the property, making the most of the lovely, south-facing green garden outlook...

A natural stone fireplace holds centre stage in the lounge, giving a traditional feel and subtle cosiness, particularly in the winter months when the fire is aglow. In the summer months, floor to ceiling windows and a pair of glass sliding patio doors bring the outside in and create a bright and airy atmosphere. The room is presented in excellent condition with neutral decor, allowing you to simply move in and unpack your own furniture.

The same bright and airy feel is experienced in the dining room, where an arched feature window streams in plenty of light, and its great size affords oodles of space for a large formal dining table – a lovely spot for dinner parties and hosting family and friends on special occasions.

The house is a great entertaining house that flows well and exudes charm and family atmosphere.

The heart of the home is arguably the fantastic open plan living area linked to the kitchen, which is multifunctional and exceptionally spacious, adding superb practicality to satisfy the demands of modern family life. Within the two-tone Siematic kitchen, the huge island with a tastefully elevated glass breakfast bar, and a vast amount of Corian worktop space make this a particularly attractive space for casual socialising. Whether it's over your favourite bottle with friends on a Friday night, or making pancakes with the kids on Sunday morning, it's an excellent addition to an already wonderful home.

The kitchen itself is evidently of premium quality supplied and fitted by Stuart Frazer. It boasts a variety of storage areas, from wine glass cupboards to deep pan draws and fitted larder cabinets. Cooking appliances are all Miele and include a steam oven, two traditional ovens, microwave, and a five-ring induction hob with matching extractor hood. The Quooker tap gives instant boiling water, and the Miele drinks fridge keeps your favourite refreshments independent of supplies in the stand alone American-style Samsung fridge-freezer.

Also within the open plan living area is the garden/sun lounge and the breakfast/informal dining area. Both these spaces are flooded with natural light and have a stylish modern design, owing to the part-vaulted ceiling, Velux windows, and extensive use of glass that again provides the desirable indoor-outdoor lifestyle on sunny days, where the garden and the house blend seamlessly.

Added Practicality

Further to the main living spaces, Mount House also has a large home office with bespoke oak fitted furniture, another lounge area which is suitable as a snug, hobby room or playroom, and a large utility room which houses the Worcester combi boiler, plumbing and venting for the washing machine and dryer, in addition to the good amount of extra storage and worktop space it provides.

Leisure Space

As well as the great amount of living space on offer, the ground floor boasts versatility and flexibility in several rooms which the owners use for leisure and entertainment. There is a home gym/exercise room with its own shower room that features a fully tiled steam shower room, wash basin with storage and WC. A set of glass doors from the gym opens to another room which is currently used as a hot tub room, featuring more glass doors onto the garden to make the most of that desirable indoor-outdoor living during the summer months.

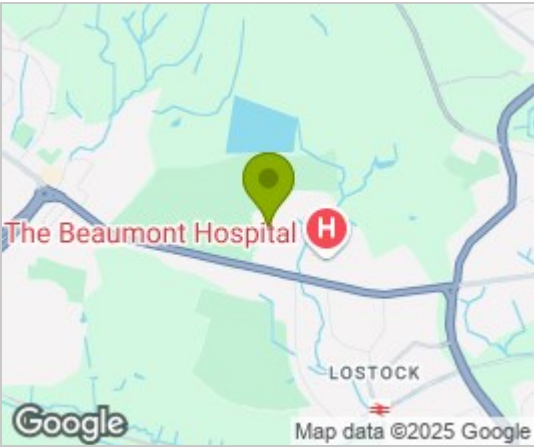
On the opposite side of the ground floor is the fun cocktail bar off the lounge, which is equipped with a mood lighting system, bar, fridges, and a large drinks cabinet/wall. The vaulted Velux ceiling here gives it unique character and adds to the ambience.

The Master Suite

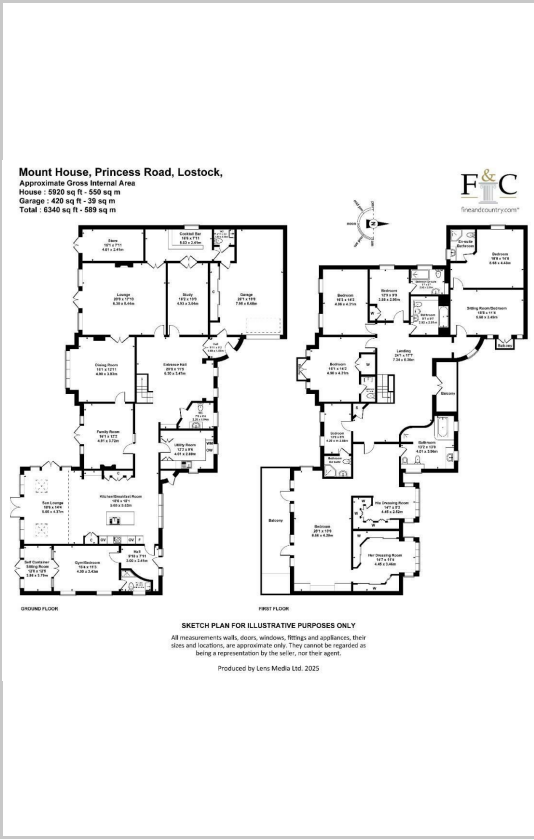
There aren't many homes which have such a comprehensive, opulent, and impressive master suite like Mount House. Off the spacious galleried landing, a corridor connects the master bedroom area, its dressing rooms and large bathroom. The bedroom itself is an extremely generous 392 sq. ft, with ample room for an en-suite seating area, a range of fitted furniture and dressing table suite. Its balcony spans the full length of the bedroom and overlooks the private garden below. The two 'His and Hers' dressing rooms both include a generous amount of storage and fitted wardrobes, whilst the master bathroom is like that found in wellness spas or premium suites of the best hotels. The bathroom is fully tiled and fitted with Villeroy & Boch sanitaryware, featuring a five-piece suite that includes a supersize walk-in shower with rainfall head, tiled-in bath, wall-mounted WC, wall-mounted bidet, wash basin, plus two integrated storage units and a heated chrome feature radiator.

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

