



# High Bank Lane

Bolton, BL6 4DT

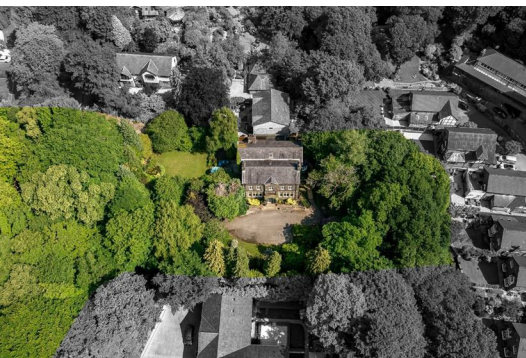
Guide price £1,595,000



Set on one of Bolton's most prestigious and private addresses — High Bank Lane in Lostock — the sale of this unique and imposing, stone-built, period manor-style residence offers an exceptionally rare opportunity to make it your own. Nestled in a tranquil, leafy setting behind a long, tree and rhododendron hedge lined drive, the home sits within mature landscaped grounds and is rich in history, character, and grandeur. With immense proportions, soaring ceilings, and original period features throughout, it offers a truly remarkable place to call home.

The accommodation includes an original oak-panelled reception/library, formal dining room, main lounge, open plan kitchen and breakfast room, home office/study, ground floor WC, and a large, converted basement with five versatile rooms. Upstairs are four exceptionally large double bedrooms with views over gardens — two with spacious en-suites — and a four-piece family bathroom. The expansive loft also offers outstanding potential for conversion, with two rooms already boarded out.

While original features have been preserved, the home has been lovingly maintained and remains in excellent condition. Its interior style now offers an exciting opportunity for sympathetic modernisation — allowing the next owner to blend timeless elegance with contemporary finishes in a rare setting. It's a perfect long-term family home — where generations can grow, entertain, and enjoy an exceptional quality of life in total privacy.





Rich in Character

The home's original detailing gives it an undeniable sense of grandeur. From handcrafted hardwood joinery to elegant wall panelling, intricate coving, ceiling roses and decorative plasterwork, every room radiates historic charm. Towering ceilings, oversized windows (with many incorporating leaded detailing), and grand proportions throughout create a palatial feel that is both impressive and beautiful. It is a home that balances grandeur with warmth, ideal for those who appreciate craftsmanship and character. It is place where family memories are made against a backdrop of architectural beauty and timeless design.

Reception Rooms

With three expansive reception rooms – all similarly proportioned – the layout and circular flow caters perfectly to both everyday family life and entertaining. The focal point on entering the property is the imposing reception/library with its stone fireplace and beautifully carved oak staircase.

This leads to the dining room, featuring a large marble fireplace, which sets the scene for memorable gatherings on special occasions with family and friends. The bright main lounge, with double French doors and surrounding windows that open directly onto the scenic rear patio, is a perfect day or evening lounge where you can sink into the sofa, unwind with loved ones, and enjoy the summer breeze drifting through from the open doors onto the garden.

Whether it's hosting festivities, enjoying a quiet Sunday in, or letting the kids sprawl out for movie night, the living space at Lostock Dene adapts with ease to every chapter of modern family life.

Kitchen, Breakfast Room & Utility

The kitchen and breakfast room form the sociable heart of the home – a generous and functional space for daily life, with ample room for casual dining and morning routines. The kitchen itself is extremely spacious with a wraparound island and a comprehensive range of fully integrated appliances.

The adjoining utility room adds further practicality, providing either a second kitchen, or extra space for laundry and household storage. This has a separate external access point, which is ideal for busy family living or muddy boots after countryside walks. This setup offers real flexibility for growing families – a space that supports everything from school morning schedules to relaxed weekend lunches.

Practical Aspects

A very large, dedicated, fully fitted home office/study at the rear provides an ideal space for remote work or focused quiet time. The converted basement includes five separate rooms offering a wealth of options – whether for storage, hobbies, a home gym, a playroom, or even fitting out as a cinema snug – there's flexibility here to tailor to your lifestyle. A convenient ground floor WC with a leaded feature window completes the practical layout. With so much functional space, the home satisfies all the demands of modern family life.

Bedrooms & Bathrooms

The first-floor hosts four vast double bedrooms, each offering generous floor space and classic styling. Two bedrooms feature spacious en-suite shower rooms with the master being particularly grand, while the main family bathroom includes a four-piece suite with bath, walk-in shower, inset basin, generous mirrored/concealed storage and WC. Though traditional in design, these spaces were of the highest quality in their day and provide a strong foundation for upgrading into a luxury modern setup that complements the home's heritage. There's space here for everyone – with room for children to grow, guests to stay in comfort, and parents to enjoy a peaceful retreat at the end of the day.

Loft Conversion Potential

The expansive loft space, including two rooms historically used as second floor bedrooms, presents a significant opportunity for conversion. Thanks to the wide central landing and original staircase, installing a full staircase to the upper level would be straightforward, paving the way for additional bedrooms or creative/studio space, all while preserving the grandeur of the existing layout. For large families or those seeking multi-generational living options, this is a golden opportunity to futureproof the home with valuable extra space.

Outside Space

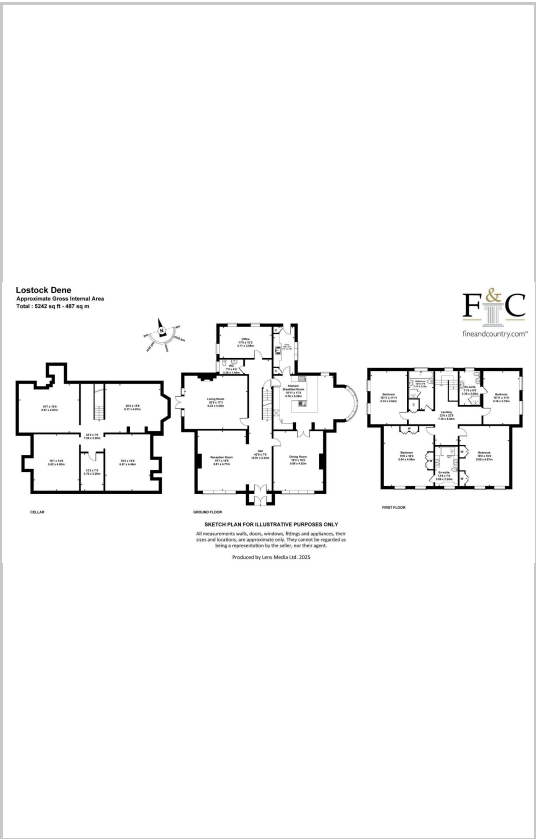
The home sits way back from the private lane behind a long, tree-lined driveway, offering privacy and a true sense of serenity. There is ample parking to the front, and on the rear drive. On one side of the house facing south/west, a beautifully kept garden awaits, featuring a large York-stone paved suntrap terrace perfect for outdoor dining, and an expansive lawn with wildlife pond, all framed by mature trees. Although the lawns are manicured, all the planting in the wide borders over the years has been designed to remain as natural and low maintenance as possible.

The property's wooded setting is wonderfully peaceful with a subtle soundtrack of birdsong, offering a sense of natural calm that feels more countryside retreat than suburban setting. It's an idyllic spot for children to play safely, for summer BBQs with loved ones, or for simply unwinding with a coffee and a good book surrounded by the peace and quiet of lush nature. On the opposite side of the house there is a second smaller patio and lawn which is fenced in, providing a further safe area play for young children, or enclosure for pets.

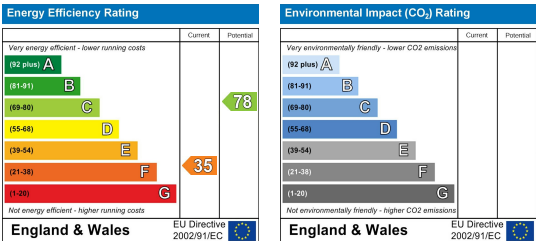
Area Map



Floor Plans



Energy Efficiency Graph



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