



## Broadhead Road

Bolton, BL7 0JW

**Offers over £875,000**



A Labour of Love - Presenting to you High Barn: A house that lights your mood and fills you with joy... You simply can't wait to peak behind each door and discover each rooms offerings! This home has the winning formula - location, style, and function; it is the height of luxurious living. This stone barn conversion has oozed French Country Chic with a Scandinavian twist since 2019 when it was completed. Every single inch of space shines beauty, each area having its very own wonderful purpose. Fear not if you worry you could never possibly manage to re-create the style that the uniquely sourced furniture adds to the house... The owner is willing to let you keep its gems within for the right offer!



The Day Quarters

Enter through the double doors; the huge square heated porcelain tiles are beckoning for you to follow them through the lower floor. Pull across the ornate French shutters masking away the front doors, making an act of escapism as you close yourself off from the outside world. You enter into the snug, a lovely sneak peak of what is yet to come; the tall apex ceiling is dressed with wooden beams, the view out into the open countryside is framed by a trio of windows dressed in a specially sourced grey beige tone aluminium frame, a theme reflected throughout the home. The décor is rather fabulous, an array of textures add drama within the calming neutral tones, think faux fur and shag pule rugs softening the white porcelain and pristine walls in which the chandeliers glisten against.

The snug is a daytime delight, grab a book and take in the views as you gather your thoughts. A stone pillar adds to your intrigue as you peep behind to see what the room opens out into... My goodness. The day quarters are open plan stretching out over one level downstairs, the connection flowing into the dining room and kitchen...

A Feast For the Imagination

The last supper wouldn't be too grand an event to take place at this dining setting. Made for the finest of evenings, feast your eyes upon the solid oak wood table top supported by huge stone slab legs. The grazing wouldn't be complete without the ornate carved wooden chairs to seat ten of your crème de la crème guests... All of which could be included with some separate negotiation! A pillar candle chandelier gives a further nod to history, adding a gentle glow above, whilst the floor to ceiling wall of glass at the end of the table introduces you to the garden, open up the doors and let the outside in.

A Delight For Your Senses

The kitchen is a smorgasbord of high end materials and appliances, 'Nest Kitchens of Harrogate' made sure of that. There is ample storage within the deep white oak drawers and white cabinets, open up the double door pantry and discover your coffee making zone, all lit up with your mugs and cups and coffee machine bubbling and brewing away. Grab your comfort food out of the integrated double fridge and fire up the 'Total Control Aga', your guests enjoyably waiting to dine on the seating at the island, a glass of wine in hand perfectly chilled from the wine fridge. Pop your pots and pans in the Siemens dishwasher, the kitchen is so easy to work with.

The central island is the hub of the kitchen, quartz countertops make for a wonderful pairing with the farmhouse sink, there's a splash of rustic with the overhead pendant lighting and wood panel side. As you have your morning coffee you can look out of the full length window at the rural spring bliss, there's no need for any paintings in this house as each and every view is fully showcased as pretty as a picture, enjoying the sun at different times of the day for you to follow.

Up the stone lipped steps and find your boot room just next to the kitchen, it offers an alternative entrance into the house alongside further appliance storage and plumbing for your washer and dryer. The boiler is secretly stored away here, hidden beautifully by white wooden panelling that can be removed at the pull of a handle. Adjacent is a loo, perfectly placed for those long evenings and entertaining!

The Evening Quarters

The staircase is sure to attract a few glances as your attention is drawn up the oak and iron steps and towards the impressive oak trusses hanging their chandeliers beneath. Once you have reached the top you will note the wide wooden oak planks you have the pleasure of treading on as you follow them through to your evening lounge. Which spot do you fancy lazing in this evening? Are you drawn to the faux fur lined window seat to grab a pair of binoculars and spot the woodland wildlife and Darwen tower in the distance? Or perhaps you fancy sitting at the glass mezzanine in the reading nook looking over the gardens? If you have guests then the plush sofas surrounding the contemporary log burner would be the obvious choice, toasty warm you can share your tales over a mug of Gluhwein!

Bedtime Bliss

On the lower floor you have two dreamy double bedrooms, each with a beautiful view and French-chic cream shutters for when it's time to slumber. It's well thought out that these bedrooms are on the lower level, honouring the master suite above with privacy and affording the same luxury to the guests or children who occupy the downstairs. All of the bedrooms in the home benefit from their own bathroom, ensuring sleepovers are peaceful and quiet. The en-suites are fitted with glass 'Merlyn' rain head showers and 'Roca' toilet flushes, the floors heated welcomingly - it's the little touches that add the luxury.

Fulfil Your Dreams

Your mind will be cleared of any woes as you clamber to your chamber at the top of the staircase, open up the double wooden cathedral doors and take in the space for your own gorgeous royal and romantic bed ahead, a beautiful painting above... Oh wait a minute, that's the picturesque view through your window! The suite is so dreamy: a Juliet balcony looks out over the rolling hills and garden beneath, fully glass constructed as to not take away from the delights it shows. A huge white chandelier adds and an elegant glow from the ceiling, highlighting the piece de resistance at the end of the room... Framed by an arced stone wall with a window set within, a freestanding silver iron 'William Holland' roll top bathtub makes its presence known.

Leading into the en-suite are his and hers rough edged marble sinks adding drama to the silky interior of the bowl. The wide wooden oak floor is replaced with heated porcelain tiles leading you to the sliding door walk-in rain head shower... Pampering in style so you feel as fabulous as the house!

The Gardens

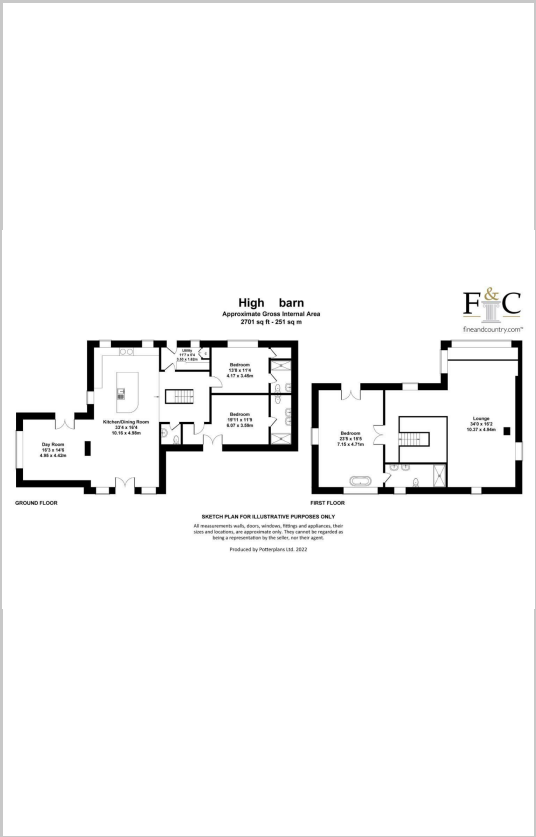
Of course the garden was always going to be as stunning as the barn it sits beside, and the folly ensures this. As you step outside you discover ornate windows and doors, built into stunning stonework and laced with flowers. The design is as clever as it is beautiful, surface water has been utilised to drain down into purpose-built waterfalls trickling calmness and tranquillity as you relax. Dining is a delight atop the pastel green composite dining area just next to a secret door. The mind is kept inquisitive due to the many features surrounding, at night it is lit up wonderfully within its alcoves highlighting the beauty spots dotted around. At the top of the garden there may well be an option to add a glass studio or an oak framed garage - this home will work for you on so many levels!

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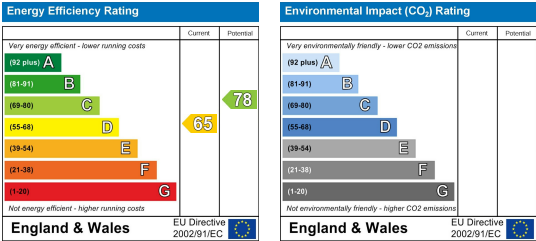
Area Map



Floor Plans



Energy Efficiency Graph



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