



Isherwood Fold

Bolton, BL7 0PJ

Offers around £975,000



A rare opportunity to own a landmark home of character and scale, Isherwood Fold House is a property to fall in love with. This exceptional Grade II listed Georgian farmhouse, dating back to the 1700s, beautifully combines period architecture with modern family living. Set on the edge of the highly sought-after village of Edgworth, it offers space, character and convenience, with countryside walks and village amenities just a short stroll away. No Upward Chain!



Character & Style

Behind its handsome sandstone façade, the home reveals a wealth of historic features. Rustic beams, stone fireplaces, mullion windows and elegant shutters are woven throughout, balanced with contemporary touches and a versatile family layout.

Living Spaces

The ground floor provides generous accommodation across several reception rooms. The main lounge is both cosy and striking, with exposed beams, chandeliers and an open fire. The formal dining room offers an elegant setting for entertaining, while the snug creates a relaxed family hub or potential cinema room. A home office with French doors to the courtyard provides the perfect work-from-home space and could also serve as a bright breakfast room.

Kitchen & Practicalities

At the heart of the home, the impressive country kitchen is both practical and atmospheric. Handmade cabinetry, granite worktops, a slate-topped island and traditional Aga sit beneath vaulted, beamed ceilings, with a Juliet balcony adding a dramatic flourish. A walk-in pantry, utility room and guest cloakroom complete the practical elements, while double doors open directly to the gardens for effortless summer entertaining.

Annex / Guest Suite

Discreetly tucked away is a potential self-contained annexe. Offering a sitting room, double bedroom and en-suite shower room, it is perfectly suited for guests, teenagers or multi-generational living.

Bedrooms & Bathrooms

The first floor hosts three double bedrooms, one with en-suite facilities, alongside a stylish family bathroom featuring a claw-foot roll-top bath beneath exposed beams. The principal suite occupies the top floor and is a true retreat: a vast space incorporating a lounge area, dressing room and an opulent bathroom with both roll-top bath and walk-in shower, all framed by far-reaching countryside views.

Outside Space

Externally, the property continues to impress. Wrap-around gardens, mature lawns and a decked terrace create a wonderful setting for family life, al fresco dining and entertaining. Distinct garden zones add charm and practicality, while secure areas allow children and pets to play safely. Two garages and a sweeping driveway provide ample parking for several vehicles.

Location

Edgworth is one of Lancashire’s most desirable villages, celebrated for its traditional charm, welcoming community and abundance of amenities including shops, pubs, a primary school, cricket club and The Barlow community centre. Scenic countryside surrounds the village, with Wayoh and Entwistle reservoirs just a short walk away. For commuters, excellent links connect directly to Manchester, Bolton, Clitheroe and the wider motorway network

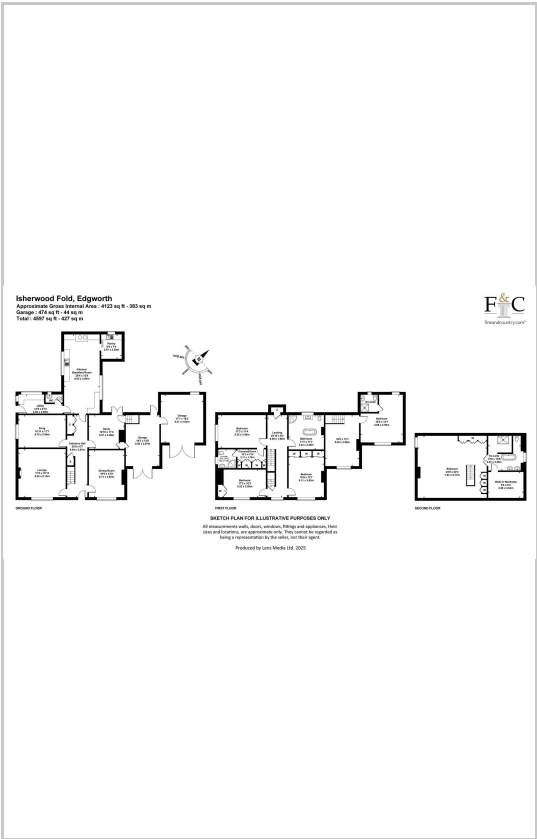
Key Details

- Tax band: G
- Tenure: Freehold
- Heating: Gas central heating
- Water: Mains supply

Area Map



Floor Plans



Energy Efficiency Graph

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.