



89 Chapeltown Road

Bolton, BL7 9LZ

Guide price £2,250,000



An exceptional Georgian residence of true distinction, this grand stately-style home has been beautifully renovated to the highest standards while preserving every ounce of its period character. Set within a substantial and entirely private plot, it combines timeless architecture with modern luxury, offering expansive interiors, exquisite detailing, and landscaped grounds that rival boutique countryside estates.



Reception Spaces

Stepping through the original stained-glass porch, the grandeur is immediately apparent. The magnificent reception hall, rich with oak panelling, bespoke staircase, and feature fireplace, ascends to an equally impressive landing illuminated by a striking stained-glass roof lantern.

Three principal reception rooms showcase the home's Georgian elegance: a bay-fronted sitting room with a white English marble fireplace, a formal dining room with ornate ceiling detailing and another marble surround fireplace, and a refined study with bespoke oak bookcases and a copper-detailed fireplace.

To the rear, an expansive home cinema and bar offers the ultimate in entertaining, with bespoke bay seating, beautiful integrated media wall, and bar with twin fridges. Meanwhile, the garden lounge and adjoining dining kitchen form the social heart of the home, with a glass fronted log burner in the corner of the lounge which is sure to offer a cosy warming glow on cold wintery days. Bathed in natural light from the abundance of windows and a roof lantern, this spectacular space is perfectly designed for modern living, with direct access to the gardens.

Kitchen & Practical Aspects

The Mills & Scott kitchen combines traditional craftsmanship with premium specification. Shaker-style cabinetry and granite worktops frame a central island and integrated appliances, including a dual-fuel Aga with induction hob, Gaggenau larder fridge, and Neff drawer-style fridge and microwave. Generous dining space makes it ideal for both everyday family living and entertaining.

A range of practical rooms ensures the home functions as beautifully as it looks: a boot room off the garden lounge, and in the basement is a pantry, utility and laundry, and storeroom. Additional features include two detached double garages, two timber outbuildings, and a Hartley's greenhouse.

Bedrooms & Bathrooms

The first floor mirrors the grandeur of the ground level, with five beautifully proportioned double bedrooms.

The principal suite is a calm and comforting retreat in itself, complete with a grand decorative archway, bespoke dressing room, a marble en-suite with twin vanity unit, walk-in shower, and bidet, plus a separate fully fitted walk-in wardrobe accessible via the landing. Properties with principal bedroom suites like this are few. It is similar to the high-end suites found in luxurious countryside hotels, giving the owners a true sense of opulence.

Three of the four further bedrooms benefit from stylish three-piece shower en-suites, while the luxurious family bathroom features marble surfaces, a corner bath, walk-in shower, and bespoke joinery storage unit. The bathrooms are finished with Villeroy & Boch sanitaryware and underfloor heating.

Grounds & Outdoor Living

Beyond its private gates, a sweeping wraparound drive leads to a circular courtyard with central fountain, providing a stately approach to the house. The extensive landscaped gardens include a vast lawn, mature trees and hedges, and beautifully planted borders. Designed for outdoor living, the grounds feature dedicated dining and lounge terraces, adjacent to a tranquil fish pond with water feature.

Outside Practicality

Particularly attractive for gardening enthusiasts, the grounds also benefit from a magnificent Hartley Botanic greenhouse, and a raised, well established vegetable and fruit garden. Other convenient aspects include two outdoor WCs, amd two timber frame outbuildings which can serve as dedicated gardener's facilities or offer flexibility for other uses.

Two detached double garages provide secure parking and storage, with potential for conversion into a gym, studio, or annex accommodation. There is also extensive parking available to both the front and rear of the property, providing ample space for everyday convenience as well as visitor parking when hosting family and friends.

A Prime Location

Nestled just off the highly sought-after Chapeltown Road in Bromley Cross, the home enjoys both tranquillity and convenience. Local village centres including Bromley Cross, Edgworth, Harwood, and Egerton are close by, offering independent shops, cafes, pubs, and restaurants. Scenic walks at Jumbles Country Park are on the doorstep, while Bromley Cross train station within a stone's throw provides swift commuter links. Excellent schooling options further enhance the area's family appeal.

Key Details

Tenure: Freehold

Tax band: H

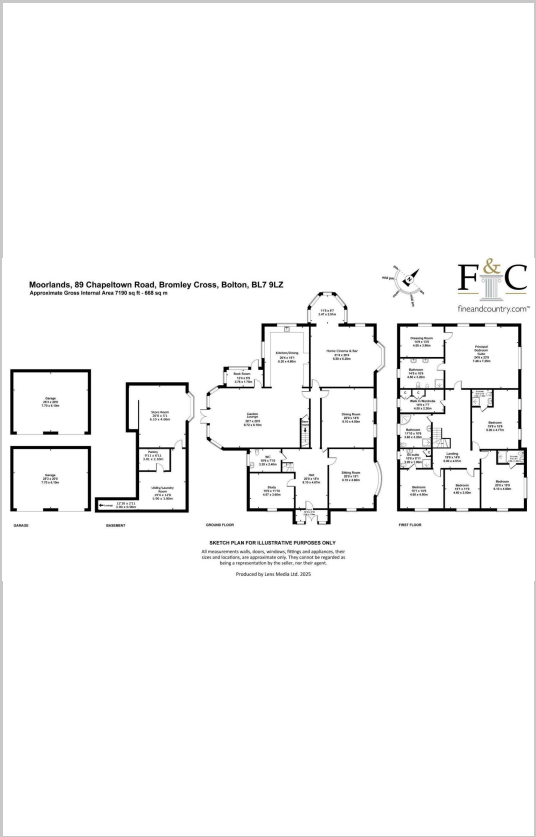
Heating: The heating system is a combination of traditional radiators and underfloor heating. There are two gas boilers in cellar. The first powers the hot water for the bathrooms and kitchen; the second powers the radiators throughout the house and the water-based underfloor heating in the extended part of the home, which comprises the garden lounge. There is also electric underfloor heating in the study and all ensuites.

Security: Fully alarm system that has a real-time monitoring contract with Guide Security, plus CCTV including eight cameras around the property (two on each elevation), and one at the entrance with electric privacy gates. The plot is fully enclosed and fenced, with motion sensor security lighting.

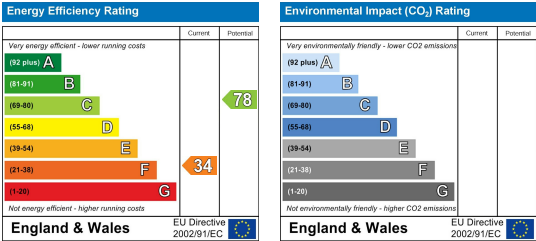
Area Map



Floor Plans



Energy Efficiency Graph



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