



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Four/Five Bed Detached Residence
- Stunning Riverside & Woodland Setting
- Circa 2,061 Square Feet in Total
- Two/Three Reception Rooms
- Two Bath/Shower Rooms
- New uPVC Double Glazing Throughout
- Landscaped Gardens & Double Garage

SMITHILLS CROFT  
ROAD, SMITHILLS

£600,000





Smithills Croft Road, Smithills





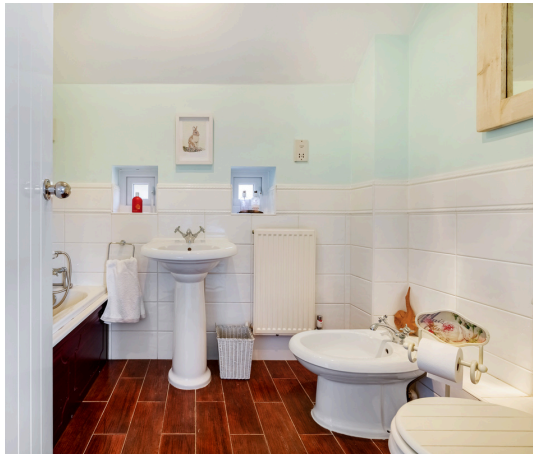
Smithills Croft Road, Smithills





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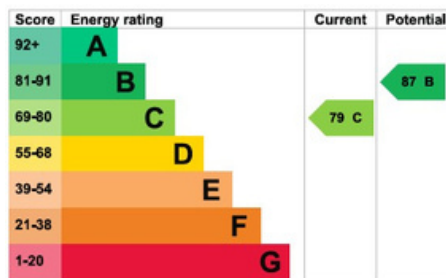
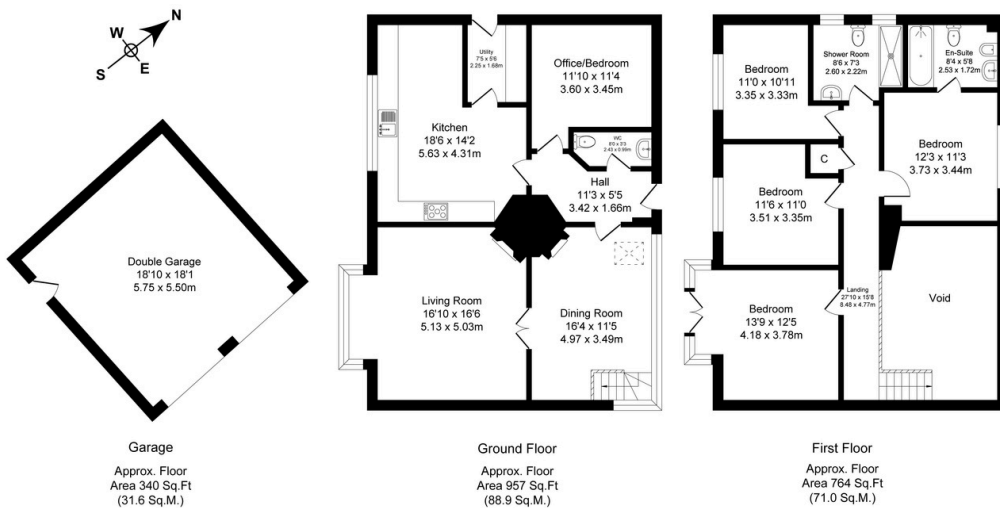


Smithills Croft Road, Smithills



## Total Approx. Floor Area 2061 Sq.ft. (191.5 Sq.M.) (Excluding Void)

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For many, the dream of living with the peace and serenity which accompanies water-side living is the ultimate aspiration and, for those individuals, this fabulous modern detached residence will undoubtedly appeal. Idyllically sited beside Dean Brook, one would be forgiven for believing that this oasis of calm is a world away from the hustle and bustle of daily life, yet this tranquil sanctuary is in fact nestled amidst a quiet residential cul-de-sac of just two other executive homes, just off the main stretch of Smithills Croft Road, at the heart of the highly desirable district of Smithills, meaning one is in reality extremely conveniently located for all the necessities of daily life.

So often modern properties are criticised for their lack of character, but this rather handsome example puts up a very convincing argument to the contrary, oozing curb appeal through its thoughtful design, which manages to instil character and charm. The same personality is echoed within the peaceful surroundings, secreted away amidst a backdrop of mature woodland, the quaint traditional features, which include Victorian-style standard lamps, affording a real village-like quality.

Equidistant from the plentiful shops and amenities provided at Astley Bridge, Heaton or Halliwell, the property is also only a short drive out of the bustling town centre of Bolton, with its abundance of high street stores, bars and eateries, as well as excellent transport connections. A further point of note is the highly regarded schools at all levels available locally, in particular Smithills School, which is virtually on the doorstep, which is always an important consideration with any family home of this type. After a tough day in the office, one can take full advantage of the proximity to a number of local beauty spots which are within walking distance, including the picturesque conservation area of Barrow Bridge, Smithills Country Park, with over 2,000 acres of moorland, woodland and farmland, or the delightful, family-friendly Moss Bank Park, perhaps enjoying a stroll with the dogs around its own circa 84 acres to relax away the stresses of the day.

The property itself is in beautiful order throughout, having benefitted from a host of improvements and upgrades in recent years under our client's attentive ownership, perhaps the most impactful being the recent replacement of all doors and windows. Internally, neutral, tasteful tones are pleasingly on display throughout, with the substantial accommodation arranged over two inviting levels and the expansive and thoughtfully laid-out floorplan emphasising the feeling of space, affording in excess of 2,060 square feet of living space in its entirety, to include two/three generous reception rooms, four/five double bedrooms, two bath/shower rooms and the all-important family-sized kitchen, which is so often sought-after in modern day living.

Entering via the welcoming entrance hallway with its handy off-lying two-piece cloakroom/WC, one immediately remarks upon the prevalence of natural light, whilst the smart laminated wooden flooring extends throughout much of the ground floor, linking the spaces seamlessly. No more so is the feeling of light felt than in the 16' dining room which enjoys an almost conservatory-like quality with its abundance of glazing, providing a formal entertaining space for those intimate dinner parties when one has the urge to entertain. Brimming with personality, this charming space boasts a feature fireplace with inset solid-fuel burner, whilst the spindled staircase up to the first floor draws the eye up to the feature galleried landing. Double doors lead through into the 16' living room, which manages to remain cosy and inviting, despite its impressive proportions, aided in no small part by another lovely feature open fireplace, conjuring images of frosty winter evenings accompanied by the comforting soundtrack of a crackling fire. The focal point of the room, however, is the gorgeous walk-in bay window, where floor to ceiling glazing frames the woodland views effortlessly, providing a perfect spot in which to relax with one's morning cup of coffee.

One will discover a further flexible reception room to the ground floor which could be used for a plethora of purposes, whether it be a study for those who require a quiet space in which to work from home, a playroom for the little ones or perhaps a fifth double bedroom, particularly if one is looking to accommodate an elderly or disabled relative.

The sizeable 18' breakfast kitchen provides that much desired hub of the home for multi-generational living, being large enough to accommodate a dining suite and boasting bi-folding windows which link the inside and outside spaces effortlessly. Fitted with a comprehensive range of wall and base units in grey with contrasting black laminated work surfaces, there is space for a Rangemaster-style cooker and all of one's other essential appliances, whilst a useful separate utility room keeps the family laundry out of view of unexpected visitors.

If one ventures up to the first floor, four double bedrooms will be revealed, including the 12' primary bedroom, which enjoys a private four-piece en-suite bathroom. The remaining bedrooms all look out over the rear, with bedroom two taking full advantage of the stunning vista, being reminiscent of a boutique hotel room with its delightful 'Juliet' balcony overlooking the brook. The accommodation is completed by the family wet room-style shower room, which is fully tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and walk-in shower cubicle.

Externally, a real feeling of privacy is created by the enclosed stone walled frontage, whilst there is ample off-road parking facilities provided on the tarmac driveway, which also gives access to the detached double garage. The generous head of cul-de-sac plot affords good-sized gardens to both the front and rear, with the enchanting, tiered rear never failing to captivate one's heart, being a relatively low maintenance blend of lawn and stone - an ideal spot for those summer barbeques. The lower level offers an enviable park-like quality with its mature woodland and water side location, providing the perfect vantage point in which to appreciate the natural environment, a romantic setting for al-fresco dining or simply a quiet space for reflection with a relaxing glass of wine after a tough day in the office.

There can be little doubt that this beautiful home will be in very strong demand, with properties in this privileged spot rarely staying on the market for long. We would, therefore, highly recommend an early internal inspection to avoid disappointment.



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