



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Immaculate Mid-Terraced Cottage
- Delightful Tucked Away Position
- Brimming with Charm & Character
- Open Plan Kitchen/Dining Room
- Utility Room/Guest WC
- Two Cosy Bedrooms
- Tiered Rear Garden & Summer House

SOUTH VIEW,
BELMONT

£275,000



South View, Belmont



South View, Belmont



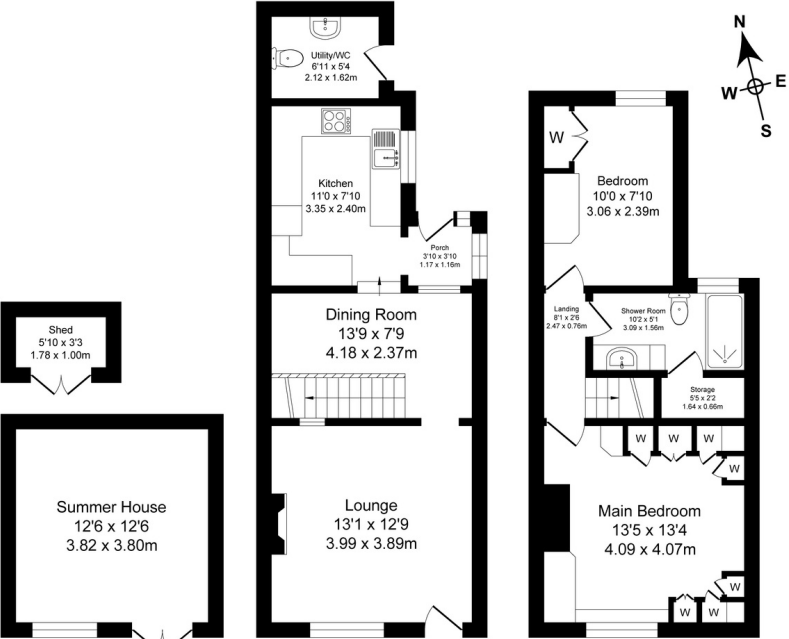
South View, Belmont



South View, Belmont

Total Approx. Floor Area 992 Sq.ft. (92.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Outbuildings

Approx. Floor Area 174 Sq.Ft (16.2 Sq.M.)

Ground Floor

Approx. Floor Area 439 Sq.Ft (40.8 Sq.M.)

First Floor

Approx. Floor Area 379 Sq.Ft (35.2 Sq.M.)



Nestled at the heart of the delightful village of Belmont, this beautiful mid-terraced stone cottage would no doubt have been cast many wistful glances from admiring passers-by if it were not for its discreet position along this quiet lane, its chocolate box exterior exuding character and charm from every crevice of its rustic faÇade. Beauty here is far from skin deep, however, with the somewhat modest exterior belying a surprisingly spacious home which is presented to a simply immaculate standard throughout, and which must be seen to be appreciated.

The tucked away location is a real highlight, affording an authentic feeling of rural living and abutting the simply breath-taking West Pennine Moors, ensuring one is never without a peaceful retreat for those relaxing evening strolls with the pooches. The highly desirable village of Belmont offers a quality lifestyle for its fortunate inhabitants, as renowned for its pleasing blend of character homes and sociable community, as it is for its stunning location. Yet despite its country credentials, this beautiful home is anything but isolated, being on an arterial route into the bustling centre of Bolton, which provides superb public transport links and a diverse range of high street stores, bars and eateries. The motorway network is similarly easily accessible at junction three of the M65, which is always an important consideration for those with a commute to consider, providing ease of access throughout the North-West, including major commercial centres such as Manchester, Blackburn and Preston.

Internally, this home cannot fail to enchant, conjuring an almost tangible feeling of warmth from one's first step across the threshold. The care and affection which has been applied throughout every inch of the accommodation ensures that a wonderful feeling of heritage and tradition has been retained, with the bountiful character features enveloping one's heart and sympathetically blended with those must have modern appointments required in the 21st century. One enters into the comfortable 13' lounge and is immediately greeted by the wonderfully cosy ambience, its textured walls, fabulous beamed ceilings and gorgeous feature fireplace with its inset solid-fuel burner, conjuring nostalgic images of traditional family Christmases, as well as frosty winter evenings huddled around a crackling fire. The quality oak flooring extends through into the 13' dining room, linking the living spaces seamlessly, where there is plenty of space in which to host those intimate dinner parties, the thoughtful open plan layout into the kitchen ensuring that the nominated chef for the evening needn't miss out on the fun. The kitchen is fitted with a range of country-style wall and base units in Oak with contrasting laminated work surfaces and comes equipped with an integrated high-level double electric oven, halogen hob and concealed extractor hood, whilst there is additional storage space provided within the useful rear porch. Further flexibility is afforded by the handy externally accessed utility room, which cleverly incorporates a two-piece cloakroom/WC.

If one ventures up to the first floor, the landing provides access to the two lovely bedrooms, both of which benefit from built-in wardrobes, with the 13' primary bedroom boasting a feature fireplace and a charming window seat, giving distinct Peter Pan vibes and a perfect spot in which to relax with one's novel of choice. The well-appointed shower room completes the accommodation, a relaxing space in which to polish and preen before a night on the town, being fully tiled and fitted with a three-piece suite in classic white comprising of WC, over-sized vanity wash hand basin and over-sized walk-in shower.

Externally, the property benefits from low-maintenance, cottage-style gardens to the rear, arranged over a number of attractive levels. The stone walling and paving, as well as the mature plants and shrubs to the perimeter, add a great deal of interest, whilst there is plenty of opportunity for storage solutions and of course areas in which to sit-out and enjoy the privacy of the setting and stunning moorland views. At the top of the garden, one will discover the pièce de resistance, a fabulous 12' summerhouse, the perfect accompaniment to those impromptu barbecues and social gatherings, ensuring one can host and entertain whatever the weather may hold. The flexibility this space creates is a real highlight, giving alternative options for use as a gymnasium, a work/hobby space or, likely to be the most popular choice, a bar in which to enjoy a few relaxing glasses of wine after a stressful day in the office.

The ability of a property to enchant is a rather special quality indeed, something which is hard, if not impossible, to replicate through décor, fixtures or fittings, instead being an enviable quality which is engrained within its make-up. This unique home is one such property and, with so much to offer, we would highly recommend an early internal inspection to avoid disappointment.



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