



Manor House Farm Brightmet Fold, Bolton

£900,000 Freehold

Auction guide price £900,000 plus reservation fee • Large plot of land with four properties • Large 1 acre plot with the potential for development plot STPP • The property in total has 8 bedrooms, 8 bathrooms and five reception rooms • Private road leads to the property which is very private • The property needs full renovation but could be a spectacular home • This is a developers dream to be able to build a number of exclusive homes STPP • Close to great schools both primary and secondary • The Manor House has beautiful original features

 **Wilcox**
Estate Agents Ltd.





Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing

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FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £900,000 PLUS RESERVATION FEE

Nestled on a private road, this 8-bedroom detached house boasting a remarkable auction guide price of £900,000 plus reservation fee offers a unique opportunity for a discerning buyer. Situated on a large 1-acre plot of land encompassing four properties, this property presents an ideal canvas for a visionary developer with the potential for additional development subject to planning permission. The vast estate comprises 8 bedrooms, 8 bathrooms, and five reception rooms, presenting a wealth of space and versatility within its walls. While in need of full renovation, the property promises to flourish into a spectacular residence, retaining its charm with beautiful original features exuding an air of elegance. Its prime location ensures proximity to local amenities and excellent schools, both primary and secondary, catering to the needs of families seeking a balanced lifestyle.

Delighting in ample outdoor space, the property boasts a large front garden bedecked with mature trees, bushes, and planters, extending a warm welcome. A sprawling driveway provides parking for multiple vehicles, making hosting gatherings a breeze. The expansive rear garden features lush flora such as bushes, shrubs, and trees, creating a tranquil oasis perfect for outdoor relaxation. Multiple patio areas offer versatile spaces for al fresco dining and entertaining, while the substantial garden provides ample room for various activities. Embracing the charm of its natural surroundings, the property's outside space complements its grandeur, promising a harmonious blend of beauty and functionality for prospective owners dreaming of a haven with endless potential.