



WILLIAM THOMAS
ESTATE AGENTS

TEL: (01204) 590150 FAX: (01204) 590131
EMAIL: INFO@WILLIAMTHOMASESTATES.CO.UK

DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

3 The Gates Arthur Lane, Harwood, Bolton, BL2 4JT

Welcome to 3 The Gates, a unique and charming converted barn nestled in the semi-rural beauty of Arthur Lane, Harwood. Originally built in the 1800s, this historic gem was transformed into five residential homes in 2005, offering a private gated community with communal courtyard parking and detached garages. A perfect family home that seamlessly blends historic charm with modern comfort.

A Closer Look...

As you enter through the private electric gates and park in the courtyard, you are greeted by The Gates - a stunning 1800's barn converted into 5 unique homes. Number 3 is a charming, well-appointed property filled with traditional character, combined with modern touches that will ensure this home is your perfect sanctuary.

Step through the composite wood-effect door and enter the kitchen-dining room, the heart of the home. The farmhouse-style kitchen is a culinary haven, boasting wooden floor and wall cabinets, granite worktops, an inset stainless-steel sink with a Grohe mixer tap, and integrated electric double oven, grill, 5-ring gas hob and extractor hood. This is a true family dining kitchen, with plenty of space to entertain! Stone flooring flows seamlessly through the kitchen and hallway.

Along the hallway, the lounge provides a cozy space to relax with the family, with breathtaking views over the garden, greenbelt fields, and mature trees. Enjoy the peaceful ambiance created by the triple glazed windows featuring ornate monkey tail handles throughout the home.

A downstairs W.C. with fully tiled elevations, basin, and heated towel rail adds practicality to this delightful home. There is also access to a handy under stairs storage cupboard.

Upstairs Retreat...

Ascend the stairs to discover two double bedrooms and a family bathroom on the first floor, and a third generous bedroom with en-suite on the second floor.

The master bedroom effortlessly accommodates a super king-size bed, offering ample space and charming views over fields and woodland. The part-tiled en-suite shower room is a luxurious addition. The second bedroom, another generous double, features delightful courtyard views and a walk-in wardrobe with lighting.

At the end of the landing, the family bathroom beckons with warm neutral tiles, a large bathtub with freestanding taps and handheld shower head, Heritage wash basin, W.C., shaver socket, and heated towel rail.

A second flight of stairs leads to another spacious double bedroom with vaulted ceilings and Velux windows to fill the room with natural sunlight. There is a fully tiled en-suite shower room, complete with a large corner shower cubicle, W.C., Heritage pedestal sink, and heated towel rail.

Outdoor Oasis...

Step outside to a beautiful south-facing garden, the perfect complement to this country home. A flawlessly crafted stone-walled patio seamlessly connects to a meticulously maintained lawn, providing the perfect setting for gardening or hosting summer BBQs. Just beyond the property's fence, expansive natural fields abound with wildlife, establishing a peaceful and tranquil atmosphere that resonates with serenity.

Take a look at the video for a full tour of the property and to truly appreciate the beauty of this property and the sensational location.

This property is leasehold, however the lease is held by the residents, so the property owner has a share of the leasehold as a director. There is a £50 per month service charge, which covers the maintenance of communal external areas.

£415,000



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- Beautiful Converted Barn
- Immaculately Presented
- Triple-Glazed Windows Throughout
- 3 Bedrooms, 3 Bathrooms
- South Facing Garden
- Stunning Countryside Views
- Private Parking - Electric Gated Community
- Separate Garage
- Internal Inspection Highly Recommended

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www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Kitchen



Dining Area



Lounge





Downstairs WC



Landing



Master Bedroom



Master En-suite





Bedroom 2



Family Bathroom



Stairs to Second Floor



Bedroom 3



En-suite



Separate Garage



Aerial Photos



Agents Notes

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