



- Four/Five Bedroom Detached Family Home with Separate Two Bedroom Bungalow
 - Set In 2 Acres of Gardens and Grazing Land
 - Range of Outbuildings Including Stabling
 - Ample Vehicle Parking and Garaging
- Ideally Suited for Smallholding or Equestrian Use

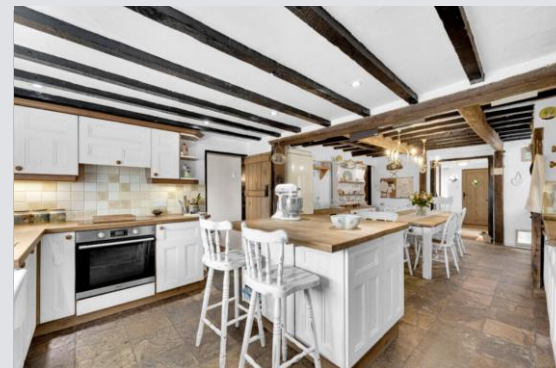


GENERAL AND SITUATION

Approximate Distances:
Bolton 6 miles • Wigan 7 miles • Manchester 15 miles
Easy Access to the M61 Motorway

A period four/five bedroom family home with separate two bedroom bungalow, set in approx. 2 acres of gardens and grazing land, with outbuildings and stables, ideal for equestrian or smallholding use, in a rural yet accessible location.

The property is set in a semi-rural location with a good range of local facilities and amenities, access to the major road links and excellent rail links. There is a wide range of schooling available locally. Potential viewers should note that the property is in close proximity of the M61 motorway.



THE RESIDENCE

A four/five bedroom character property benefiting from oil-fired central heating, with many period features throughout. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

To the front of the house an **Entrance Porch** with slate flooring has doors leading to a **Utility Room** with plumbing for a washing machine and space for tumble drier, and tiled flooring, and the **Kitchen/Dining Room** which comprises a range of fitted wall and base units with wooden worktops, a central island/ breakfast bar, butler sink with mixer tap and tiled splash back, electric Hotpoint oven with extractor over, four ring induction hob, oil-fired Aga which also serves for heating and hot water purposes, space for a free-standing fridge freezer and integrated dishwasher. Windows to three elevations bring in plenty of natural light making this a bright space and there is tiled flooring and ceiling beams with spot lighting.



Double doors from the **Kitchen** lead into a **Rear Lobby** which has wooden flooring and stairs off to first floor accommodation, a door out to the **Courtyard**, plus a further set of double doors to outside. Off the **Lobby** is a **Cloakroom** and a **Downstairs Bathroom** comprising a rolled edge claw foot bath, high flush WC, wash hand basin and bidet, with tiled flooring and classic chrome heated towel rail.



Also accessed from the **Kitchen** there is a central **Reception Room**, which is the smaller of the two **Sitting Rooms** which is used by the vendors as their **Cosy Winter Lounge** and has maple wooden flooring, ceiling beams and a fireplace with open fire, stone hearth, wooden surround and mantle. Doors lead off to the **Second Reception Room** and the **Dining Room**.

The **Dining Room** has front aspect window and a continuation of the maple wooden flooring and ceiling beams. A door leads back to the **Kitchen**.

The **Main Reception Room** is a generous and very versatile space perfect for entertaining. There are dual aspect windows, a fitted **Bar** to one end, part wooden flooring and a door through to a **Conservatory** which has flag stone flooring and door to the rear garden.

To the **First Floor** a large t-shaped **Landing** gives access to the loft space and has maple wooden flooring.





Bedroom One is a spacious main suite, with double side doors to a **Juliet Balcony**, wooden flooring and useful eaves storage. Off the bedroom there is a **Walk-in Wardrobe** and an **Ensuite** with a shower cubicle, wash hand basin in vanity, WC, tiled walls, heated towel rail and extractor. The wooden flooring from the bedroom continues through the wardrobe and into the ensuite. NB there are some sloping ceilings.

Bedroom Two has a rear aspect window, wooden flooring and a wardrobe, whilst **Bedroom Three** has a side aspect window, tank cupboard, wooden flooring and exposed beams.

An **Upstairs Lounge Area** has dual aspect windows, wooden flooring and exposed ceiling beam and a door through to **Bedroom Four**, which has front aspect window, wooden flooring, exposed beams and spotlights, this area would be ideal for a teenager's suite.

Bedroom Five is currently utilised as a **Study** and has wooden flooring and a storage cupboard over the stairwell.

The **Family Bathroom** comprises a shower, wash hand basin and WC, and has wooden flooring, part tiled walls, beams, spotlights to ceiling and classic chrome heated towel rail.

THE BUNGALOW

The spacious detached bungalow built in c. 2004 would be ideal for dual-family living or an elderly relative. Benefitting from gas-fired central heating and double glazing, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A front door leads into the **Entrance Hall** which has wooden oak style flooring.

The **Kitchen/Dining Room** is fitted with a range of wall and base units with rolled edge work surfaces and a central island. There is a butler sink with mixer tap and tiled splash backs, integrated dish washer, fridge freezer, LPG Leisure range style cooker with extractor over, tiled flooring, a door to outside, dual aspect windows and a door off to the large **Dining Room** which has double doors to outside and wooden flooring. There is also a useful **Utility Room** housing the gas boiler, with plumbing for a washing machine and tiled flooring.

The light and airy **Lounge** has two windows overlooking fields to the front, wooden flooring and an open fireplace with attractive iron surround, whilst a **Study** has access to loft space above.

Bedroom One is a comfortable double room with wooden flooring and an **Ensuite** with shower, wash hand basin, WC, tiled flooring and tiled walls and a towel rail.

Bedroom Two is also a double, with wooden flooring and fitted wardrobes to one wall.

The **Bathroom** comprises a corner bath, separate shower cubicle, wash hand basin and WC, with tiled flooring and tiled walls, and a heated towel rail.

The **Bungalow** has its own private garden area comprising a lawn with tree and shrub borders.



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OUTSIDE, OUTBUILDINGS & LAND

There is a flagged courtyard to the side of the house with a water well.

The rear garden is laid to lawn with a range of trees and shrubs with a wooden fence to the boundary and a brick BBQ. A five bar gate leads out to further rear courtyard with an attractive water feature. Within the garden there are **Two Greenhouses** and a **Store**.

There is a generous vehicle parking area that leads to **Double Garage** with up and over door and an **Attached Store**, which was formerly a **Games Room**. Additionally, there is a **Gym Room** with **Sauna** in situ (which may be available by separate negotiation) and **Two Stables** to the rear.

An **Outbuilding** set on hard standing and benefitting from power and lighting, provides **Further Stables**, this building was previously used for keeping pigs.

Beyond the outbuildings the generally flat **Grazing Paddock Land** has within it a large **Wildlife Pond** with **Island** and a **Summer House/Cabin** c. 5.9m x 2.2m which has a power supply, small kitchenette to one end and double doors to the front.

IN ALL APPROX. 2 ACRES
(About 0.8 Hectare)



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOLTON COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
OIL-FIRED CENTRAL HEATING (House) LPG GAS-FIRED CENTRAL
HEATING (Bungalow), TELEPHONE and BROADBAND (connected
and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING - HOUSE E - BUNGALOW E

COUNCIL TAX HOUSE F - BUNGALOW A

DIRECTIONS

Leave the M61 at junction 5 and take the A58 towards Wigan/
Bolton and Westhoughton. Keep left towards the A58, Snyder
Way. After approx. 0.5 mile, at the roundabout take the 4th exit
onto Manchester Road/A6. Continue for 1.5 miles then turn right
onto Church Lane and continue onto Wingates Lane. Turn right
at the Rural Scene for sale board onto the restricted usage road,
and the property will be found at the end of the track.

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RURAL SCENE

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Rural Scene have visited **WHITTLE HOUSE FARM** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



