

Brookbottom Cottage

HARWOOD

A Home With Heritage

Dating back to the 17th Century and recently transformed through a thoughtful renovation, this enchanting end cottage sits behind a circular stone boundary wall, surrounded by open countryside and skies that stretch forever. The combination of exposed stonework and crisp white render gives the home the appearance of something lifted from the pages of a storybook, while the surrounding lawns offer space for colourful planting, fragrant borders and pots overflowing with seasonal blooms.

With off-road parking for two vehicles, arriving home feels less like the end of a journey and more like stepping into another world. A gentle walk through the front garden reveals uninterrupted views across neighbouring fields, where sheep graze quietly, and the rhythm of rural life sets a slower pace.





The Heart Of The Cottage

Stepping through the front door, the history of the home immediately begins to reveal itself.

Beautiful, exposed stone walls provide a reminder of the cottage's heritage, softened by fresh neutral décor and an abundance of natural light pouring through the porch window. The result is a home that honours its past while embracing modern living.

The ground floor unfolds as one welcoming open-plan space discreetly heated with underfloor heating. To the left, the lounge creates an inviting retreat where evenings can be spent together as rain taps softly against the windows. Plush carpets soften each step, while the front-facing window captures views of the garden beyond. Beside the central mantel with space for a media unit, two picture windows frame the surrounding countryside almost like a living landscape painting, allowing sunlight to dance through the room from morning until dusk.



Made For Gathering

The kitchen sits seamlessly alongside the living space, creating a room designed for conversation, connection, and everyday life.

Cashmere shaker cabinetry pairs beautifully with warm timber worktops, creating a timeless feel that perfectly complements the character of the cottage. An island sits proudly at the centre, offering additional preparation space, casual seating and a natural gathering place for morning coffee, Sunday baking sessions, or glasses of wine shared long after dinner has finished.

Integrated appliances include an induction hob, electric oven, dishwasher, washing machine and fridge freezer, while extensive storage ensures everything has its place.

Hidden cleverly within a wall of full-height cabinetry is a delightful surprise. Behind a discreet cupboard door sits the family bathroom, where soft coral metro tiles add a gentle splash of colour against crisp white walls. With a bath and shower attachment, vanity storage and additional space for linens and essentials, it feels both practical and charming.





Rest & Retreat

Ascending the staircase, plush carpets guide the way to the first floor, where the cottage's peaceful atmosphere continues.

Tucked around the corner, the first bedroom enjoys beautiful views across the front garden and surrounding countryside. A generous space allows for a king size bed and additional furniture, while built-in storage helps maintain the calm simplicity that makes the room feel so restful.

Across the landing, the shower room has been designed with both comfort and style in mind.

Soft blue and grey tones create a soothing palette, while a large walk-in shower with a drench head offers a spa-like start to the day. A Velux window above invites daylight to flood the room, making even the simplest routines feel a little brighter.



Waking to the Countryside

The principal bedroom occupies a wonderful position within the home.

Here, uninterrupted views stretch across rolling fields and open countryside, creating a landscape that changes beautifully throughout the year. Misty mornings, golden evenings, and distant sunsets become part of everyday life.

A built-in wardrobe provides practical storage, while the room itself offers a blank canvas ready to reflect its next owner's personality. Whether dressed in calming neutrals or rich, characterful colours, it is a room that feels wonderfully connected to the world outside.





Hidden Corners & Sunny Afternoons

Beyond the cottage walls, the garden continues the sense of peace and possibility.

A generous lawn provides space to play, garden or simply sit beneath the changing sky, while Indian stone pathways weave gently around the property, connecting front and rear with ease.

Tucked quietly into one corner of the garden sits a secluded stone patio. Hidden away from the world, it feels like a secret waiting to be discovered. Perhaps it becomes a place for a hot tub beneath the stars, somewhere to gather around a fire pit on summer evenings, or a peaceful spot to listen to birdsong with a morning coffee.

Brookbottom Cottage is more than a beautifully renovated home. It is a place where centuries of history meet modern comfort, where countryside views become part of everyday life, and where each season brings its own chapter to a story that is still being written.







Out & About

Nestled in the picturesque hamlet of Riding Gate, Brookbottom Cottage offers a lifestyle where rolling countryside and village convenience exist in perfect harmony. Wake to birdsong, lace up your walking boots and step straight onto a network of footpaths that weave through open fields, ancient woodland and some of the area's most beautiful landscapes.

For weekend adventures, wander towards Jumbles Country Park, where tranquil reservoir walks, waterside wildlife and a welcoming café make it a favourite with families, dog walkers and cyclists alike. Extend your route to Wayoh Reservoir or head across the countryside to The Pack Horse at Affetside, a much-loved destination for a leisurely lunch with panoramic views. Closer to home, the scenic trails through Bradshaw and Riding Gate provide endless opportunities to explore the great outdoors.

Despite its wonderfully rural setting, everyday life is refreshingly convenient. Harwood village is just minutes away, offering a Morrisons supermarket, Post Office, independent butcher, pharmacy, doctors' surgery, hairdressers and a range of local shops and cafés. For a coffee with friends or a relaxed brunch, Bill & Coo and Nook & Cranny are popular local favourites, adding to the area's welcoming community feel.

Food and drink are a real highlight. Enjoy a traditional Sunday lunch at one of the nearby country pubs, or discover a variety of independent restaurants and eateries across Harwood, Bromley Cross and Affetside. Whether it's a cosy fireside meal after a countryside walk or coffee and cake overlooking the hills, there's always somewhere to linger.

Families are exceptionally well catered for with a choice of highly regarded schools nearby. St Maxentius CE Primary School, Hardy Mill Primary School, Canon Slade School and Turton School & Sixth Form College are all within easy reach, while the prestigious Bolton School offers an excellent independent education option just a short drive away.

For those who enjoy an active lifestyle, Bradshaw Cricket Club, bowling green and tennis courts are all close by, while nearby Longsight Park and Bolton Arboretum provide further green spaces for children to play and families to unwind. Golfers are also well served by several excellent courses across Bolton and Bury.

Commuters benefit from the best of both worlds. Bromley Cross railway station is only a short drive away, providing direct services into Bolton and Manchester, while the A666, M61 and M66 offer excellent road connections across the North West. Despite these superb links, Brookbottom retains its peaceful, tucked-away character, making it easy to leave the bustle behind at the end of the day.

Offering the rare combination of countryside tranquillity, excellent schools, welcoming village amenities and outstanding connectivity, Brookbottom is more than just a place to live—it's a place to slow down, explore and enjoy a lifestyle centred around nature, community and family.



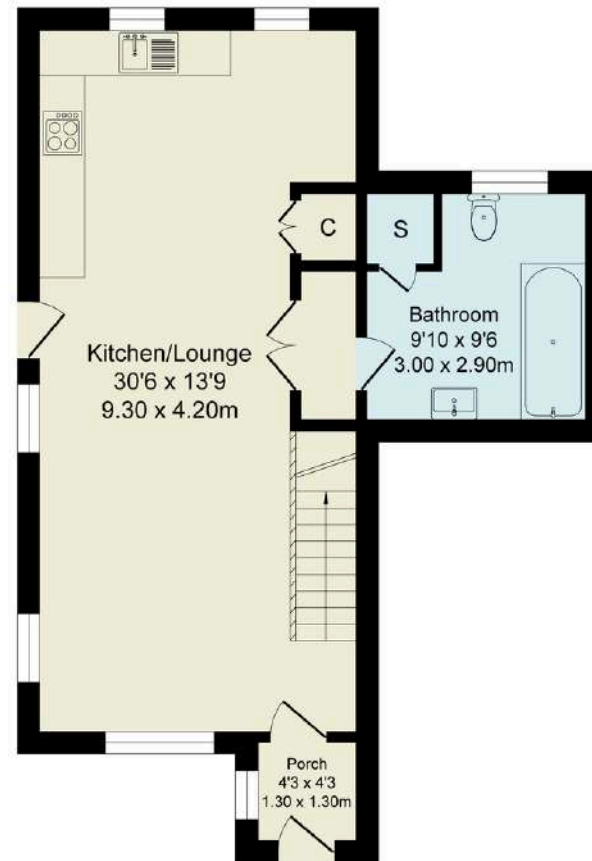
The Finer Details

- Pristine Character Stone Cottage
- Two Generous Double Bedrooms
- Newly Renovated Throughout to a High Standard
- Surrounded by Stunning Open Countryside
- Light-Filled Open Plan Lounge and Kitchen with Views
- Bathroom and Separate Shower Room
- Council Tax Band TBC
- Freehold

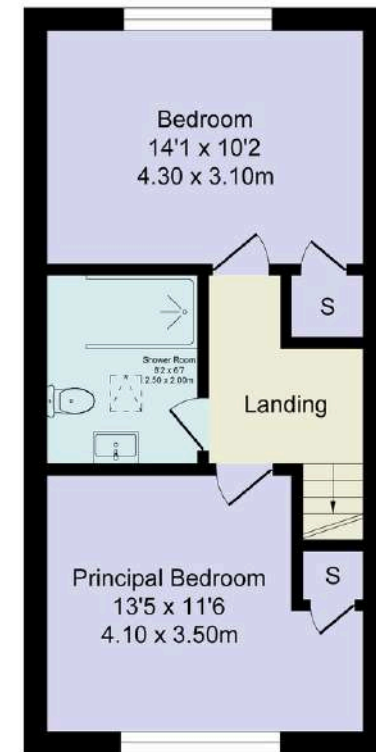
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 958 Sq.ft. (89.0 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.



Ground Floor
Approx. Floor Area 538 Sq.Ft (50.0 Sq.M.)



First Floor
Approx. Floor Area 420 Sq.Ft (39.0 Sq.M.)



WAINWRIGHTS
ESTATE AGENTS

To view Brookbottom Cottage,
Call 01204 773556 or email sales@wainwrightshomes.com