



**SNYDALE HILL FARM, BOLTON ROAD – WESTHOUGHTON – £750,000**

Snydale Hill Farm is a unique freehold detached residence, believed to date back to circa 1760, offering breathtaking views and a rare combination of period charm and modern living.

A stylish 4 bedroom, 2 en-suite home with 3/4 reception rooms and 2 kitchens. Set within approximately 0.25 acres (plus approximately 0.69-acre adjacent rented garden plot), the property provides highly versatile accommodation, including flexible outbuildings, perfect for a growing family or multi-generational living, home working, or business use. There is also potential to divide the property into two dwellings or create further bedrooms subject to the necessary consents.

This beautiful property has been sympathetically extended and enhanced over time, seamlessly blending character features with contemporary finishes.

Externally, the property offers extensive gardens and a range of outbuildings suitable for a variety of uses, including a garden room, former piggery (previously used for dog grooming), and garage/workshop space. The grounds include enclosed garden areas, laid lawn ideal for families, and excellent space for outdoor entertaining, along with ample off-road parking set behind an electric gate. Despite its peaceful rural setting with open fields nearby, the property is conveniently located just minutes from Junction 5 of the M61, with excellent access to a wide range of everyday amenities including schools, shops, restaurants, and leisure facilities.

Offered with no onward chain, this exceptional home presents a rare opportunity to acquire a characterful property with flexible living space in a highly desirable location. Viewing of this special family home is highly recommended to appreciate the unique position, the wonderful external space and the fantastic versatile living accommodation. There is a walkthrough viewing video to watch in the first instance and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting our website [www.cardwells.co.uk](http://www.cardwells.co.uk)

**BOLTON**

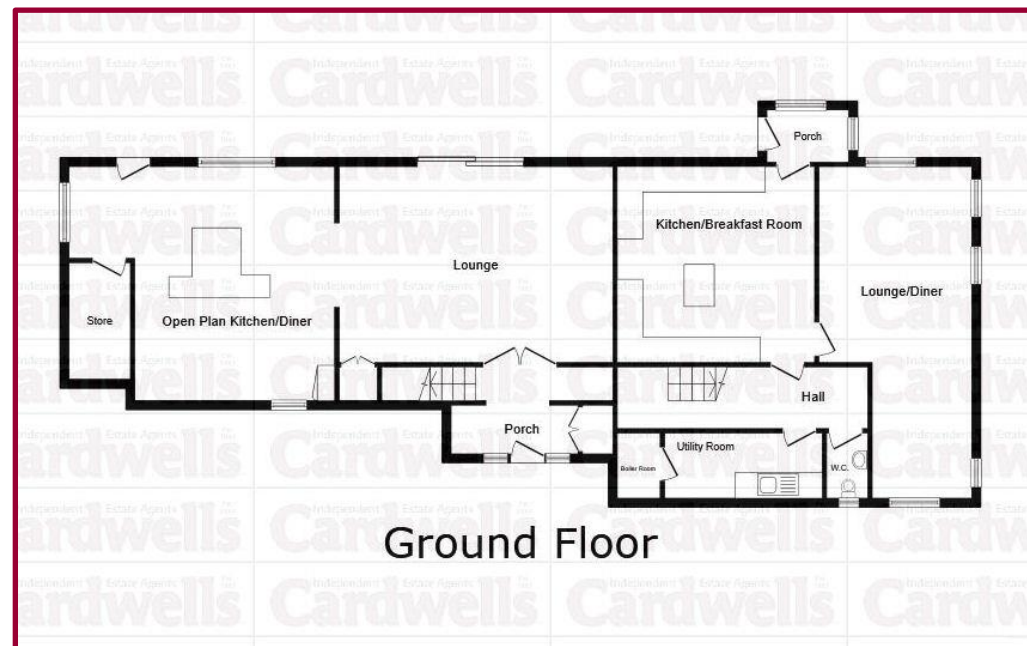
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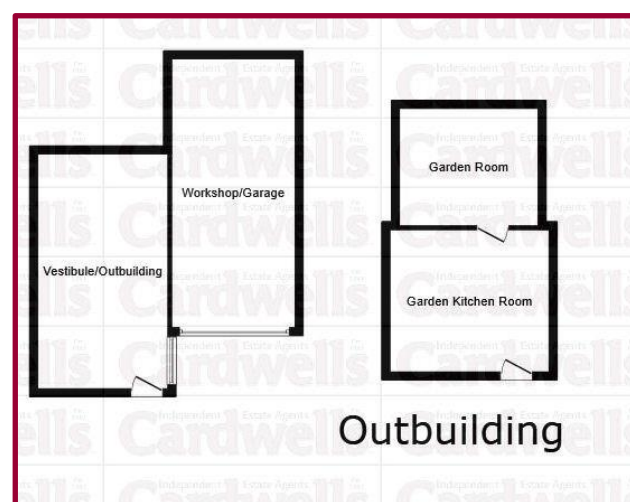
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Ground Floor



First Floor



Outbuilding

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway: 13' 11" x 8' 2" (4.242m x 2.49m)**

Measured at maximum points into the built-in storage area. uPVC central entrance door with matching windows to the side, additional uPVC window, radiator, quality flooring, built-in storage base containing water tank and an additional uPVC window, one of the staircases of the property leads up to the master bedroom suite and also the first floor living room.



**Open plan ground floor lounge diner: 21' 2" x 14' 1" (6.454m x 4.287m)**

A beautiful open plan lounge/dining room flooded with natural light from the sliding uPVC double glazed patio doors which open out to the rear of the property, inset ceiling spot lighting within the skimmed ceilings, thick carpeting, radiator, access to under stairs storage space, the lounge diner opens directly into the breakfast kitchen.



**Important notes:**

The sellers of the property currently lease an area of land to side of the property, the land is approximately 0.690 of an acre. This has not been measured by Cardwells and is based on a Google Earth estimating tool. There is access to the land from the rear garden of the property. This land is currently leased for £100 per annum. The landowner has confirmed that the land will be available for continued rent although this is reviewed annually. Further details are available upon request, and buyers are advised to make their own enquiries.

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**Kitchen: 20' 6" x 18' 1" (6.261m x 5.508m)**

Measured at maximum points. A beautiful modern professionally fitted kitchen with high-quality cabinetry and contrasting quartz work surfaces, centred around a substantial island with breakfast bar seating. It is fully equipped for modern living, with integrated appliances and ample preparation space, making it both practical and sociable. Fitted Bosch microwave oven, a freestanding American fridge freezer and dishwasher. There is an excellent range of matching drawers, base and wall cabinets, a powerful hose and mixer tap over the inset sink, double glazed windows to the front, side and the rear each with fitted blinds. Complementary floor tiling, radiator, inset spotlight into the skimmed ceiling, tall feature radiator, useful pantry style storage containing the metal modern style RCD fuse box.



**Walk in storage/ utility / wet room: 10' 10" x 4' 9" (3.291m x 1.451m)**

Flexible room flowing from the kitchen area, this room may suit a variety of interpretations.

**Hallway: 19' 4" x 5' 4" (5.904m x 1.63m)**

The second staircase of the property leads up to 3 bedrooms, one en-suite plus family bathroom, radiator, beautiful internal doors which are in keeping with the history of the property.

**Guest w.c: 6' 6" x 2' 11" (1.988m x 0.885m)**

A white two-piece suite comprising: WC and wash hand basin, ceramic wall and floor tiling, double glazed window, extractor.

**Living room: 25' 5" x 11' 10" (7.742m x 3.604m)**

Measured at maximum points narrowing towards the front. The second ground floor reception room is flooded with natural light from the five double glazed windows to the front, side and rear of the room, each with fitted blinds, beamed ceiling, two radiators.



**Second kitchen: 14' 9" x 15' 3" (4.504m x 4.652m)**

The second kitchen in the property enjoys an excellent range of matching: drawers, base and wall cabinets, the focal point of the kitchen is the solid granite type central island with curved edges and curved cabinets providing superb additional storage space and breakfast/dining options, generous twin bowl sink and drainer sink with mixer tap over, the beam ceiling and exposed flag flooring a tasteful reminder of the history of the property.



**Utility room: 13' 3" x 4' 10" (4.027m x 1.462m)**

Fitted with matching style cabinet doors to the second kitchen, there is at the time of writing a washing machine and dryer in situ, stainless steel single bowl sink and drainer, radiator, a storage cupboard houses the RCD fuse box, double glazed window to the front.



**Rear porch: 6' 10" x 5' 1" (2.080m x 1.541m)**

Double glazed windows to the rear and the side, uPVC double glazed rear entrance door, quarry tiled floor with complementary wall tiling.

The first-floor accommodation is accessed via two staircases the staircase to the left as you walk in provides access to the master bedroom suite and the first-floor lounge.

**First floor lounge: 21' 3" x 18' 5" (6.467m x 5.602m)**

The first-floor lounge enjoys fabulous views to both the front and the rear, to the front across the fields the Bolton Wanderers football stadium can be seen with hillsides beyond whilst the rear garden and the fields beyond be enjoyed from the rear aspect. The room has a vaulted ceiling height with a maximum head height of around 3.167 m. There is a large woodburning stove set within the fireplace, double glazed window to the front, large UPVC windows to the rear, to radiators, quality timber flooring, a feature circular stained-glass window to the front over the half landing of the stairs.



### Master bedroom suite:

**Master bedroom: 18' 4" x 14' 9" (5.598m x 4.506m)**

Tall feature uPVC windows to the rear which enjoy the fabulous views, double glazed windows to the front which enjoy the superb views, each have fitted blinds, radiator, beamed vaulted ceiling with a maximum head height of around 3.207 m, feature wallpaper to one wall.

**Walk in wardrobe: 6' 9" x 5' 6" (2.060m x 1.686m)**



**En suite bathroom: 10' 9" x 8' 3" (3.265m x 2.524m)**

A particularly generous sized en suite bathroom complete with a generously sized multi person Jacuzzi, generous shower Duplication enclosure with a variety of shower options including: rainfall overhead shower, body jets, handheld shower and additional electric shower, sizable wash hand basin with spot lighting and mirror with storage space below and WC, tall heated towel rail, double glazed window to the side with fitted blinds, ceramic wall tiling.



The second staircase provides access to a landing and in turn three bedrooms, one ensuite and a bathroom.

**Bedroom 2: 15' 4" x 14' 6" (4.665m x 4.420m)**

An excellent size 2nd bedroom complete with professionally fitted bedroom furniture providing excellent wardrobe/storage space, a corner dressing area with drawers and a feature decorative fireplace, beamed ceiling, loft access point, radiator, double glazed window enjoying the aspect over the rear garden and the fields beyond. Bedroom opens up into the ensuite shower room.



**En suite shower room: 9' 2" x 4' 7" (2.787m x 1.394m)**

A three-piece shower room suite comprising: shower enclosure, wash hand basin and WC, heated towel rail, ceiling, ceramic wall tiling, fitted shelving.

**Bedroom 3: 14' 8" x 11' 9" (4.461m x 3.577m)**

Superb professionally fitted furniture to one wall providing an abundance of wardrobe and storage space, double glazed window to the rear enjoying the views over the garden and beyond, loft access point, beamed ceiling, feature wallpaper to one wall.



**Bedroom 4: 12' 0" x 9' 10" (3.645m x 2.997m)**

Double glazed window to the front enjoying far reaching views, radiator, wood laminate flooring, fitted bedroom furniture providing matching wardrobes and drawers, radiator.



**Bathroom: 9' 10" x 7' 2" (3.000m x 2.197m)**

A white four-piece bathroom suite comprising: bath with handheld shower option, shower enclosure with overhead, handheld and body jet shower options, pedestal wash hand basin and WC. Heated towel rail, double glazed window to front, beamed ceiling.



**Parking:**

There is an abundance of private off-road parking for a number of vehicles, with decorative timber access gates to the roadside of the driveway and an electric vehicle access gate to the side of the property.



**Garage/workshop: 29' 10" x 10' 6" (9.083m x 3.196m)**

Measured at maximum points. There is an electric roller shutter vehicle access door to the front of the garage/workshop, power and lighting.



**Versatile outbuilding: 19' 4" x 10' 9" (5.901m x 3.266m)**

A superb internally decorated outbuilding which has most recently been modified to accommodate luxury kennels, with each area equipped with an electric heater and numerous electric sockets, there is uPVC double glazed window, metal case RCD consumer unit/fuse box.



**Plot size:**

The overall approximate Plot size is around 0.25 of an acre.

**Rear garden:**

The rear gardens are superb and enjoy a variety of areas perfect for modern family life and entertaining alike. There is an enclosed lawned garden area perhaps ideal for children to play, an Astroturf lawn section maybe ideal for sunbeds, and various flagged patio areas perfect for entertaining, and alfresco dining.



**Garden room:**

Double glazed tall feature windows and door. The garden room opens up into the garden kitchen room.

**Garden kitchen room: 12' 9" x 7' 1" (3.897m x 2.167m)**

There is a range of matching fitted kitchen base cabinets and drawers, single glazed window, metal cased RCD fuse box. Used in conjunction with the garden room this has wonderful potential to offer superb entertaining or maybe work from home space.

**Front garden:**

The pretty front garden is set behind a stone wall with mature shrubs and a mature tree

