



Chorley Old Road

Bolton, BL6 6QD

Guide price £2,750,000



Set within beautifully landscaped grounds and surrounded by rolling countryside, Colemans Barn is an exceptional contemporary home, offering a seamless blend of impressive yet elegant architecture and true tranquility. Designed to maximise light and space, the property unfolds across three thoughtfully arranged levels, with expansive windows framing far-reaching views and connecting the interior effortlessly to its natural surroundings. The result is a home of understated luxury – refined in its finishes, balanced and practical in its design, and perfectly suited to both daily family life, a relaxed lifestyle, and sophisticated entertaining.

A brief overview of the accommodation includes five reception rooms, an open-plan kitchen, pantry, boot and utility room, two downstairs WCs, a home gym with changing room and steam shower, large attached garaging, a spectacular principal bedroom with an island dressing room and dual-aspect en-suite, three further bedrooms all with en-suites, and a first-floor laundry room.

Externally, the large private plot includes two gated driveways and expansive, expertly landscaped south-facing grounds, featuring mature beds, borders and trees, pathways, and a selection of elevated terraces, along with a generous lawn with children's playground, a garden pavilion, and an outdoor kitchen with dining area.



The Kitchen

The kitchen forms a striking centrepiece of the home – an impressive open-plan space on the middle floor designed for both everyday living and entertaining. A substantial central island with waterfall-edge worktop anchors the room, while full-height glazing floods the space with natural light and opens seamlessly onto the terrace.

Thoughtfully arranged to include a breakfast bar and informal dining area, the layout offers excellent versatility. The kitchen is superbly equipped with integrated Miele appliances, including an oven, two combination microwaves, a zoned induction hob with downdraft extractor, and a dishwasher, alongside a Liebherr drawer-style drinks fridge and Caple wine fridge.

The Media Room & Bar

The media room is a beautifully appointed space for relaxation and entertaining, centred around a generous seating area and designed with comfort in mind. Floor-to-ceiling windows frame views of the gardens while allowing natural light to pour in, with direct access to the terrace enhancing the indoor-outdoor flow.

A bespoke fitted media wall is complemented by an elegant bar area, complete with integrated shelving and drinks storage, creating an ideal setting for both informal gatherings and evening entertaining.

The Glass Walkway & Sitting Room

A striking glazed walkway creates a seamless transition through the home, flooded with natural light and offering uninterrupted views across the landscaped gardens. This architectural feature not only connects the living spaces but also enhances the sense of openness and flow throughout.

Beyond, the sitting room is tastefully composed, with more full-height windows framing the surrounding greenery and opening directly onto the terrace. A contemporary media wall with timber detailing adds warmth and texture, while the generous seating area provides a calm and inviting space to relax. Elegant yet comfortable, this is a light-filled living area designed for both quiet moments and informal gatherings.

The Family Room & Dining Area

The family room and dining area form part of a great open-plan living space, seamlessly connecting the entrance hall with the kitchen and extending to approximately 49 feet in length. This generous layout creates a natural flow through the home, ideal for both day-to-day living and entertaining.

The seating area is centred around a bespoke media wall with integrated shelving and a feature fireplace adding warmth and character, while the dining space is positioned to one side. A refined palette and soft textures enhance the sense of comfort, balancing the scale of the room with an inviting and homely atmosphere. It is a versatile living area designed to bring together family life and entertaining with ease.

The Gym

The home gym is a dedicated space offering ample room for a full range of training equipment, with the versatility to suit strength and conditioning, as currently arranged, or alternatively to function as a yoga or pilates studio. Glazed partitions and a mirrored wall enhance the sense of space while maintaining a connection to the adjacent room and garden terrace, creating a bright and airy environment.

Complementing the gym is a well-appointed changing area, finished with full tiling and a sleek, contemporary design, featuring a large basin and steam shower – offering a spa-like experience and an ideal space to unwind post-workout. This is a thoughtfully designed wellness suite, combining practicality with a refined finish.

The Pantry, Boot & Utility Room

A well-appointed pantry provides excellent additional storage, with bespoke shelving and generous preparation space, ensuring the main kitchen remains both streamlined and highly functional.

Complementing this, the boot and utility room is thoughtfully designed for everyday practicality, featuring integrated laundry appliances, ample storage, and dedicated space for coats and footwear. Positioned for convenience, it offers a seamless transition for busy family life.

Together, these spaces combine efficiency with considered design, supporting the smooth running of the home without compromising on style.

The Study / Guest Bedroom & Playroom

A versatile ground floor room, currently arranged as a study, offers flexibility to suit a range of uses, including a guest bedroom. Generous in scale and finished in a calm, neutral palette, it provides a comfortable and private space within the home. Bespoke fitted cabinetry adds both practicality and a refined finish, while the adjacent downstairs WC enhances its suitability for guest accommodation.

Another room on this floor is currently used as a large playroom for the children, though offers versatility in its use, owing to its convenient position situated off the large open plan living area. Whether it be a formal dining room, games room, or another cosy lounge area, it is a valuable space that gives flexibility for luxurious family living.

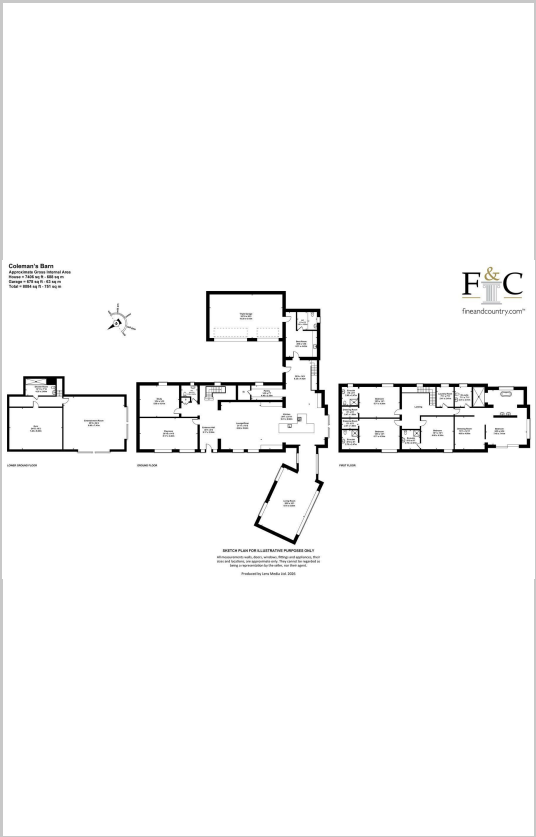
The Entrance Area & Landing

The entrance area immediately sets a sense of space and light, with a welcoming, open feel that flows effortlessly into the principal living areas. A striking staircase with contemporary oak and glass balustrading rises to the first floor, enhanced by natural light from a feature window. The landing continues this sense of openness, with a sloped ceiling and skylight windows.

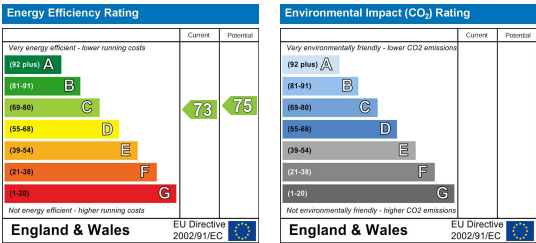
Area Map



Floor Plans



Energy Efficiency Graph



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