



Kensington House, Clarebank
Chorley New Road



Miller Metcalfe
PRESTIGE

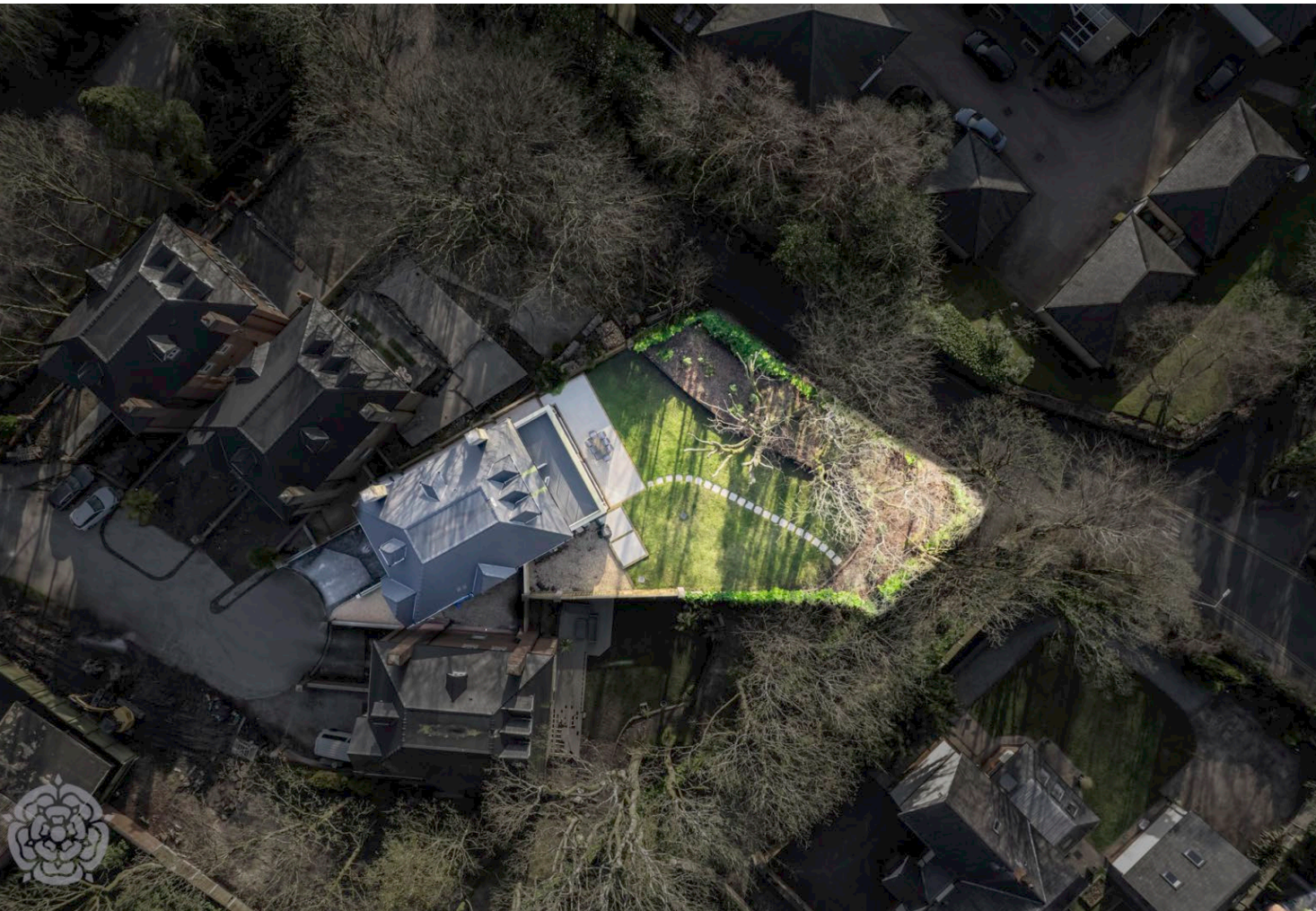
SINCE 1891

Welcome to Kensington House – A Magnificent Forever Home

If you've been searching for your dream home, your search ends here.

It is with great pleasure that we introduce you to Kensington House, a breathtaking six-bedroom detached residence offering over 4,500 square feet of unparalleled living space. Built only a few years ago, this home will captivate you from the moment you step through the door, with its expansive open-plan design, bespoke architecture, and meticulous attention to detail. The current owners have spared no expense in creating what is undoubtedly one of the finest properties to ever grace the market.

Occupying a prime and private plot, Kensington House spans six magnificent floors of thoughtfully designed living space. If you're seeking exceptional quality, complete luxury, and a detached home that ticks every box, then this is the property you've been waiting for.



Prime Location

Nestled within a quiet cul-de-sac of luxury modern homes, Clarebank offers a tranquil yet convenient location just off Chorley New Road, adjacent to Markland Hill in Heaton. Highly regarded Bolton School is within walking distance, as is the renowned Beaumont Hospital. A wide range of amenities, including leisure facilities, fine dining restaurants, and traditional village pubs, are just a stone's throw away. For those commuting, the M61 motorway, Lostock Train Station and Bolton Train Station are easily accessible, offering direct links to Manchester and beyond within minutes.





Modern Family Living with Expansive Spaces

Upon arrival, you are greeted by a bright, welcoming hallway that sets the tone for the rest of this stunning home. A sweeping staircase leads to the show-stopping open-plan kitchen and family room – a space that is sure to take your breath away. With soaring ceilings, abundant natural light, and ample room for family relaxation or entertaining, this is the heart of the home.

The bespoke kitchen is a true chef's paradise, featuring a central island and an array of high-end appliances, including conventional ovens, microwave, steam, and sous-vide ovens. Double doors lead out from the kitchen to an expansive garden with a lush lawn, offering total privacy on both sides. For those who enjoy al fresco dining, fire up the barbecue or pizza oven and relax in your own private oasis.









Spacious Sleeping Quarters

Kensington House boasts six generously sized bedrooms, each designed with comfort in mind. The first floor features a versatile bedroom, ideal as a guest suite or home office for those who work remotely. On the second floor, you'll find two large double bedrooms, both with en-suite bathrooms, and the rear-most bedroom also benefits from a stylish walk-in dressing room.

The third floor is home to three additional bedrooms, accompanied by a family bathroom suite featuring elegant Villeroy & Boch sanitary ware. The master suite, located at the rear of the property, offers the ultimate in luxury and privacy. Double doors open onto a stunning 8x3m balcony with composite decking and a sleek glass balustrade – the perfect space for enjoying a quiet moment with a good book or watching the sunset.





Sophistication Personified

Kensington House is a testament to the current owners' vision and dedication, having overseen every aspect of its creation. From the thoughtful design to the premium finishes, this is a home that combines modern sophistication with timeless charm. Situated in one of Bolton's most desirable locations, this property offers a unique opportunity to enjoy a lifestyle of unparalleled luxury and comfort.





Council Tax

Local Authority – Bolton council

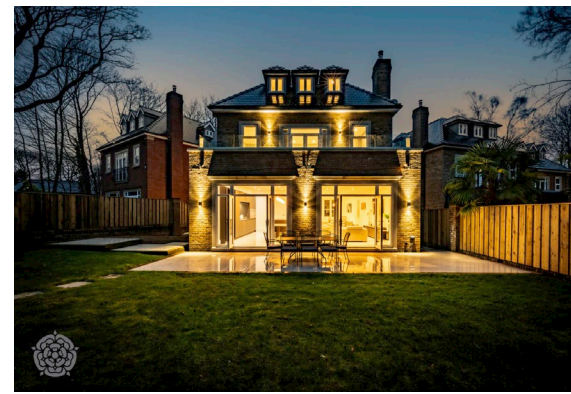
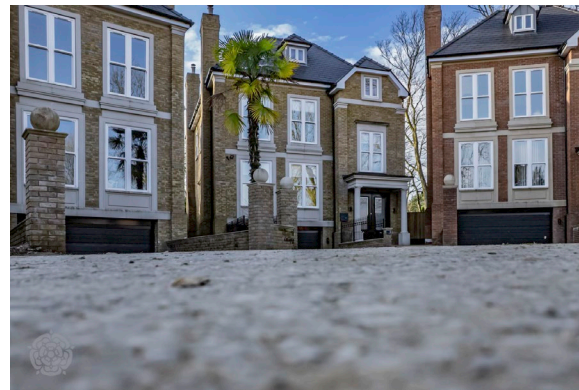
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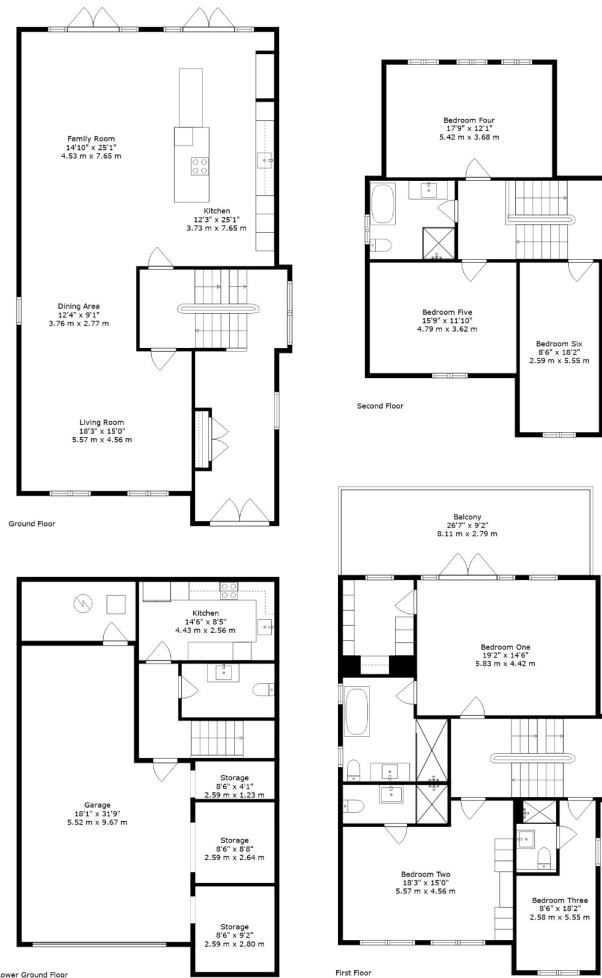
Annual Price - £3766

Tenure

Freehold

EPC Rating - B





TOTAL: 4076 sq. ft, 380 m2
 BELOW GROUND: 857 sq. ft, 80 m2, GROUND FLOOR: 1373 sq. ft, 128 m2, FIRST FLOOR: 1086 sq. ft, 101 m2, SECOND FLOOR: 760 sq. ft, 71 m2
 EXCLUDED AREAS: LOW CEILING: 226 sq. ft, 19 m2, BALCONY: 244 sq. ft, 23 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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