



Longworth Road

Bolton, BL7 9PU

Guide price £2,200,000



Lower Critchley Fold Farm is an impressive country residence occupying a wonderfully private and picturesque setting in the highly desirable village of Egerton. Approached along its own country lane, the property sits within approximately 11 acres of beautifully tended gardens, sweeping driveways and private woodland, surrounded by stunning countryside and far-reaching scenic views.

Despite its peaceful rural setting, the property remains exceptionally well placed for the amenities of Egerton village and provides convenient access to Bolton and the wider region, offering an enviable combination of privacy, space and accessibility.

The substantial accommodation is ideally suited to family life and entertaining, with six reception rooms providing an exceptional degree of versatility, complemented by six bedrooms. A particular highlight is the impressive principal bedroom suite, a wonderfully spacious and luxurious retreat opening directly into a large contemporary en-suite wet room.

With extensive grounds, woodland and beautifully maintained outdoor spaces forming the backdrop to this substantial home, Lower Critchley Fold Farm represents a rare opportunity to enjoy an exceptional country lifestyle without sacrificing the convenience of village amenities.



The Living Space

The property itself combines the character and charm expected of a traditional country home with a contemporary and highly versatile internal layout. Beautiful natural stone elevations, exposed timber beams and generous proportions sit alongside stylish modern finishes, creating a home that is both elegant and exceptionally practical.

Grand Vaulted Entrance Lounge - A truly impressive Entrance Lounge, enjoying a wonderful sense of scale and an abundance of natural light. Character features are beautifully showcased, with exposed stonework and beams along with an attractive brick fireplace creating a striking focal point which houses a large multifuel stove whilst the elegant, bespoke furnishings complement the refined interior. The full-height windows provide a delightful outlook over the surrounding gardens. A staircase leads to the first floor galleried landing.

Two conveniently positioned cloakrooms can be found off the vaulted entrance lounge, each finished to a high standard with built in storage. Practical yet elegantly presented, they perfectly complement the character and quality of the property.

The principal reception space is undoubtedly the impressive open-plan kitchen and dining area, designed as the heart of the home. Featuring an extensive bespoke kitchen, large central island and substantial dining space, the room benefits from an abundance of natural light and provides a perfect hub for entertaining. The kitchen itself boasts integrated Miele appliances with stone worktop Exposed timber framing and a striking glazed roof section add further character, while the generous proportions, along with the addition of underfloor heating make this an ideal space for both everyday family life and entertaining on a grand scale.

A superbly appointed family room, thoughtfully designed to create a wonderfully spacious and contemporary setting for modern living. Expansive full-height Bi-fold doors flood the room with natural light while opening onto the beautifully landscaped gardens, creating a seamless connection between the interior and the outdoor space. A sophisticated yet wonderfully comfortable reception room, ideal for both relaxed family gatherings and entertaining.

For those who enjoy entertaining, the property also boasts a dedicated cinema room, providing the perfect environment for film nights and sporting occasions. The cinema room also boasts 7 speakers & projector to bring a sense of Hollywood to your home. A superbly appointed games room also forms a part of the impressive cinema room, Bi-fold doors again allow access to the landscaped gardens.

A separate snug with original feature fireplace leads to a study offering an excellent private working environment, whilst a substantial utility room incorporates cleverly concealed access to a hidden boiler room.

Bedrooms & Bathrooms

The first floor provides an equally impressive level of accommodation. A striking and characterful first-floor landing, with beautiful exposed timber beams and a vaulted ceiling create a wealth of charm, complemented by the warm-toned timber flooring and bespoke wrought-iron balustrading overlooking the grand entrance lounge. The open-plan design allows natural light to flow throughout, with a feature stone wall and expansive glazed openings providing an attractive outlook across the grounds.

The principal bedroom suite is a superbly appointed and exceptionally spacious master bedroom suite, thoughtfully designed to combine contemporary luxury with timeless country charm. The impressive vaulted ceiling, exposed timber beams and warm oak flooring create a wonderful sense of character and scale, complemented by a generous bedroom area with elegant furnishings.

A striking open-plan en-suite bathroom incorporates a freestanding bath, walk-in shower and sleek vanity unit. Soft neutral tones, bespoke-style detailing and considered lighting complete this wonderfully tranquil and sophisticated principal suite.

Bedroom Two

A well-proportioned double bedroom with a contemporary feel, featuring neutral décor, fitted storage and a generous window overlooking the surrounding greenery. A stylish and comfortable bedroom with excellent versatility.

Bedroom Three

A charming double bedroom enjoying a peaceful outlook, with warm timber flooring, elegant traditional detailing and a soft neutral colour palette. A particularly welcoming and characterful room.

Bedroom Four

A delightful double bedroom with a light and airy feel, enhanced by two roof windows which provide an abundance of natural light. Tastefully presented with soft neutral tones and attractive countryside-inspired styling. The room benefits from a stylish en-suite shower room, finished with modern fittings and a luxurious finish.

Bedroom Five

A beautifully presented double bedroom with a sophisticated contemporary finish, complemented by generous natural light.

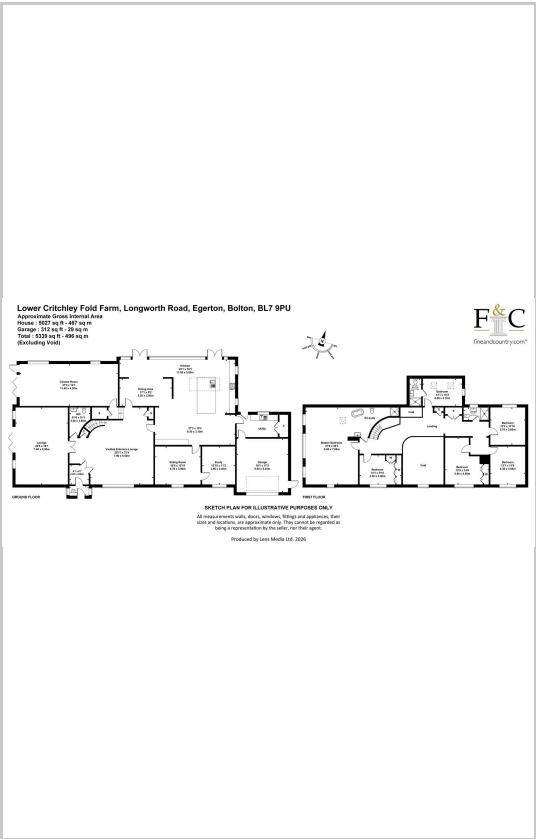
There is also a substantial walk-in wardrobe, currently utilised in its present configuration but offering the potential to be reinstated as a further generous double bedroom. This provides considerable flexibility for larger families, guests or those requiring additional accommodation.

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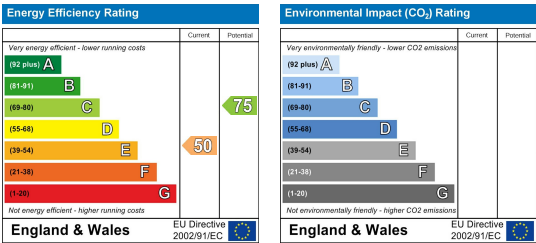
Area Map



Floor Plans



Energy Efficiency Graph



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