



CICERO

CICERO VILLA

CHORLEY NEW ROAD

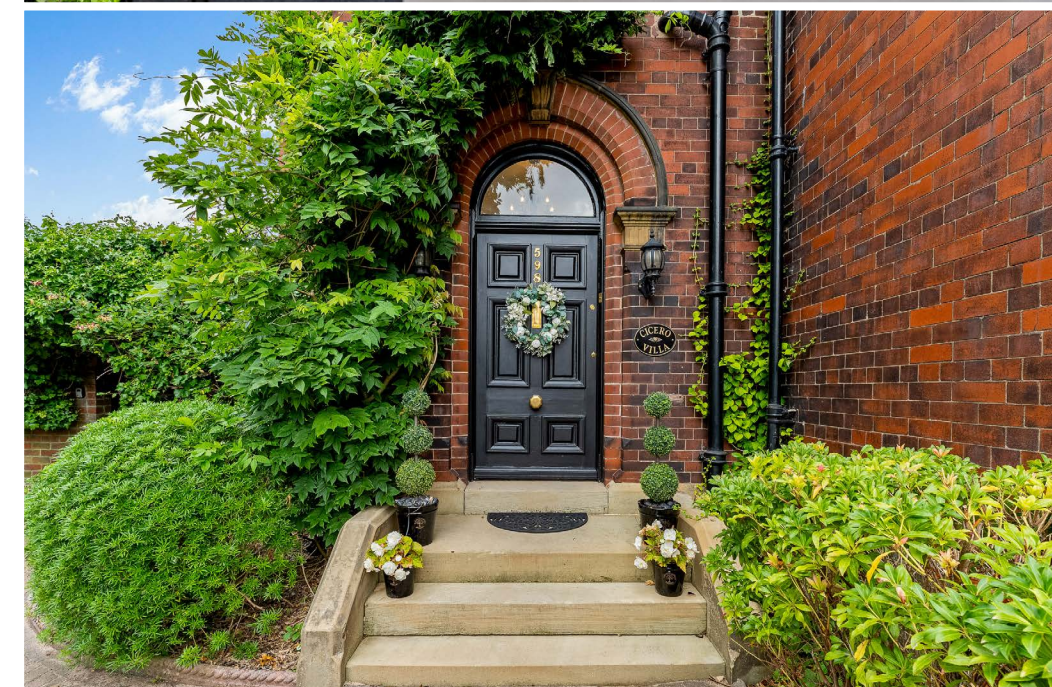
VILLA

Cicero Villa is a prestigious property in the heart of Lostock, Bolton, elegantly set across four grand floors and offering an impressive blend of refined period charm and contemporary luxury. With high ceilings, tall windows, and exquisite original features, this substantial Victorian family home is remarkably spacious and filled with natural light. Overlooking Bolton Golf Club and enjoying unspoilt views across lush greenery and a sun-drenched garden, it provides a rare sense of privacy, yet sits conveniently near Middlebrook Retail Park, Bolton School, and Lostock station.



A RENOVATED PERIOD BEAUTY

The current owners have undertaken an extensive renovation that beautifully balances modern comforts with the home's original Victorian character. The mostly rewired house features gas to five original fireplaces, Rako smart lighting throughout, and a completely independent underfloor heating system with a real slate floor in the fully tanked cellar, which also benefits from its own private entrance, three generous rooms, a shower room, and an opulent lavatory. The rest of the home showcases high-end finishes, including bespoke fitted wardrobes, sophisticated sound systems, designer wall coverings, and newly plastered rooms throughout – all made-to-measure curtains can be included by negotiation. Recent upgrades also include a new, fully insulated roof and guttering.





A GRAND ENTRANCE

Cicero Villa instantly impresses with its leafy setting tucked just off Chorley New Road. A wide driveway framed by neat hedging and a well-kept front lawn provides ample parking for several vehicles, complete with an EV charging point for convenience. The handsome red brick exterior is enhanced by a mock-timber gabled fascia and a broad bay window, while the striking black-panelled front door, set in an arch, creates a bold and elegant entrance to this beautiful home. Inside, a vestibule with a double entrance opens to the hallway, finished with numerous period details and considered design elements, setting the tone for the whole house. The moment you arrive, you're greeted by incredibly tall, coved walls, textural detailing below the dado rails, rose-crowned chandeliers, and elegant skirting boards and architraves. The patterned tiles in the main entrance echo the beautiful wrought-iron window grill, and beyond the statement glazed interior doorway, the matt black radiator cover, original doors, and staircase.





RELAX & ENTERTAIN

To your right, you'll discover a well-proportioned yet cosy living room boasting a high, coved ceiling dotted with spotlights. Decorated with sparkly gold designer wall coverings from Brian Yates, a soft neutral carpet, and high-quality made-to-measure curtains with coordinating pelmets framing the full-height bay window, it's a wonderful space to unwind in front of the gas fireplace, set into a marble mantelpiece.





Across the hall, the opulent kitchen has been joined with a huge lounge to create a seamless family living space and entertainment area flooded in natural light by a dramatic bay window and broad sash windows to the side, finished with bespoke curtains and pelmets. Once again, the period proportions and original details enrich the room with character, from the lovely cornicing and chandelier to the magnificent colonnaded gas fire.



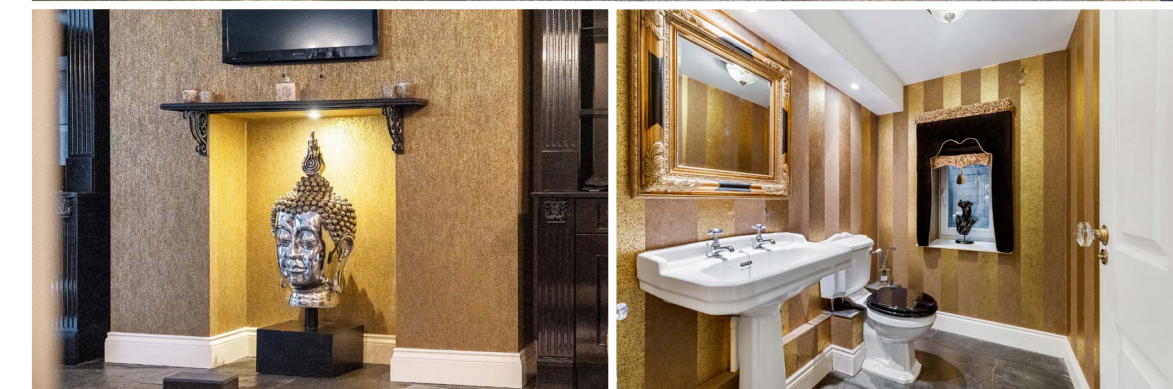


The wooden flooring underfoot changes to glossy black tiles in the spot-lit dining kitchen, where drop chandeliers cast a soft glow above a large island with seating for eight. Further brightened by another impressive window, the kitchen is fitted with timeless, panelled cabinetry and elegant fittings that respect the period. An original, restored floor-to-ceiling dresser with integrated lighting creates a feature bar area, while black metro tiles form a splashback for an AGA worth around £9,000. Featuring a roasting oven, baking oven, slow oven, and warming oven, it's perfect for feeding a large crowd and is also great for drying laundry in the winter. The kitchen also includes an integrated fridge and freezer, plus a large butler sink beneath the window. In the adjoining utility, you'll find plenty of additional storage and workspace, a NEFF integrated microwave, room for multiple appliances, and easy access to the garden.





From the hallway, a hidden staircase leads to the converted cellar that's almost the same size as the ground floor. Fully tanked and renovated, it features underfloor heating throughout and is illuminated by a combination of ceiling spots and period-style wall lights that echo the chandeliers elsewhere. The space is separated into three large rooms, along with a shower or tanning room and a lavatory fitted with period-style sanitaryware and refined gold-toned striped wallpaper.



THE PRIVATE ENTERTAINMENT SUITE

As it also benefits from two private entrances, it could be used as an annexe or home working area. However, it's currently laid out as a gym with Brian Yates décor and storage, a carpeted cinema room with projector, screen, and speakers, and an additional reception room with a fitted gas stove. All rooms are equipped with TV points, and the lower level offers flexible lifestyle uses – whether as extra reception space, leisure rooms, or even additional bedrooms.



THE OPULENCE CONTINUES

Take the half-landing staircase off the ground floor hallway to the first floor, where two spacious double bedrooms open off the landing. Both bedrooms here feature corniced and rose-adorned ceilings, as well as chandeliers, cast-iron Victorian fireplaces, and large windows dressed with Roman blinds and tasteful bespoke curtains.



The impressive dual-aspect master bedroom overlooks Bolton Golf Club and also boasts column radiators and a large dressing room offering lovely views and fitted wardrobes, but it could easily be converted back into a separate bedroom or used as a nursery instead. In the en suite, travertine tiles line the floor and walls, backdropping a huge walk-in rainfall shower with central fittings, a wall-hung vanity basin unit, a Victorian-style toilet, and a chrome heated towel rail.





Across the hall, bedroom two comes with an excellent range of fitted wardrobes, while the luxuriously tiled, spot-lit family bathroom houses a roll-top cast-iron bath with a waterfall tap, set beneath dual-aspect windows and a chandelier. Period-appropriate sanitaryware and a heated towel rail complete the set-up.





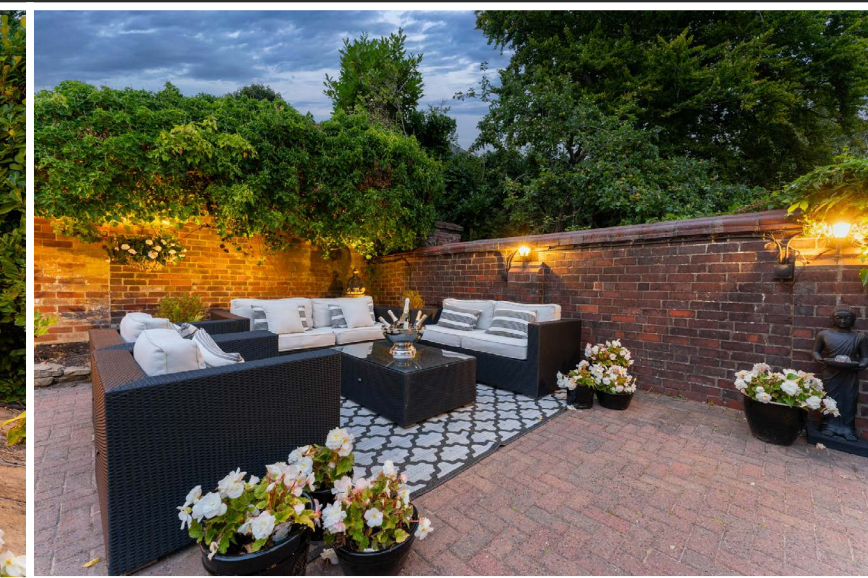
On the second floor, two additional spot-lit double bedrooms benefit from built-in storage, Velux windows, and column radiators. You'll also find a fully fitted dressing room or a fifth bedroom containing a three-piece shower room warmed by a heated towel rail.





A SUN- TRAP RETREAT

The garden is a true highlight, offering both space and seclusion. Enclosed by original Victorian walls, hedgerows, and neighbouring trees, it feels wonderfully private yet open to the light. Its generous proportions mean it enjoys sunshine from morning until sunset, with a broad lawn at the centre inviting children to play. A sweeping block-paved terrace wraps elegantly around the lawn, complemented by paved patios that create distinct areas for dining and entertaining. A large cedar summerhouse provides the perfect retreat for relaxing with a book or evening drinks, while the garden's west-facing orientation means you can enjoy spectacular sunsets over the golf course.

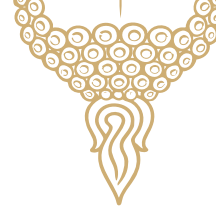






OUT & ABOUT

Lostock is a residential district of Bolton, 3.5 miles from the town centre and 13 miles from Manchester, offering both town convenience and countryside escapes. Westhoughton's Market Street, with its cafés and shops, is just a short drive away. Outdoor lovers can enjoy the West Pennine Moors, a mile-long walk at High Rid Reservoir, Bolton Golf Club, or Rivington Reservoir with its hikes, pubs, and tea rooms. Queens Park, David Lloyds gym, Markland Hill Racquets Club, Bolton Arena, BWFC at Middlebrook, and Lostock Tennis Club all offer ways to stay active. Bolton provides supermarkets, retail parks, and Middlebrook Retail and Leisure Park just eight minutes away. Locals recommend The Victoria Inn, The Retreat, Bob's Smithy, the Blundell Arms, Luciano's, Café Italia, and No 19 at Regents Park Golf Club. Lostock station, a mile away, runs services to Manchester, the airport, and the West Coast line, with the M61 close by and regular buses to Bolton via Clewards Prep and Bolton School. Within five minutes are Bolton School, Clewards Prep, and several well-rated state schools, including Ofsted 'Outstanding' Lostock Primary, Markland Hill Primary, and Eden Boys' School.



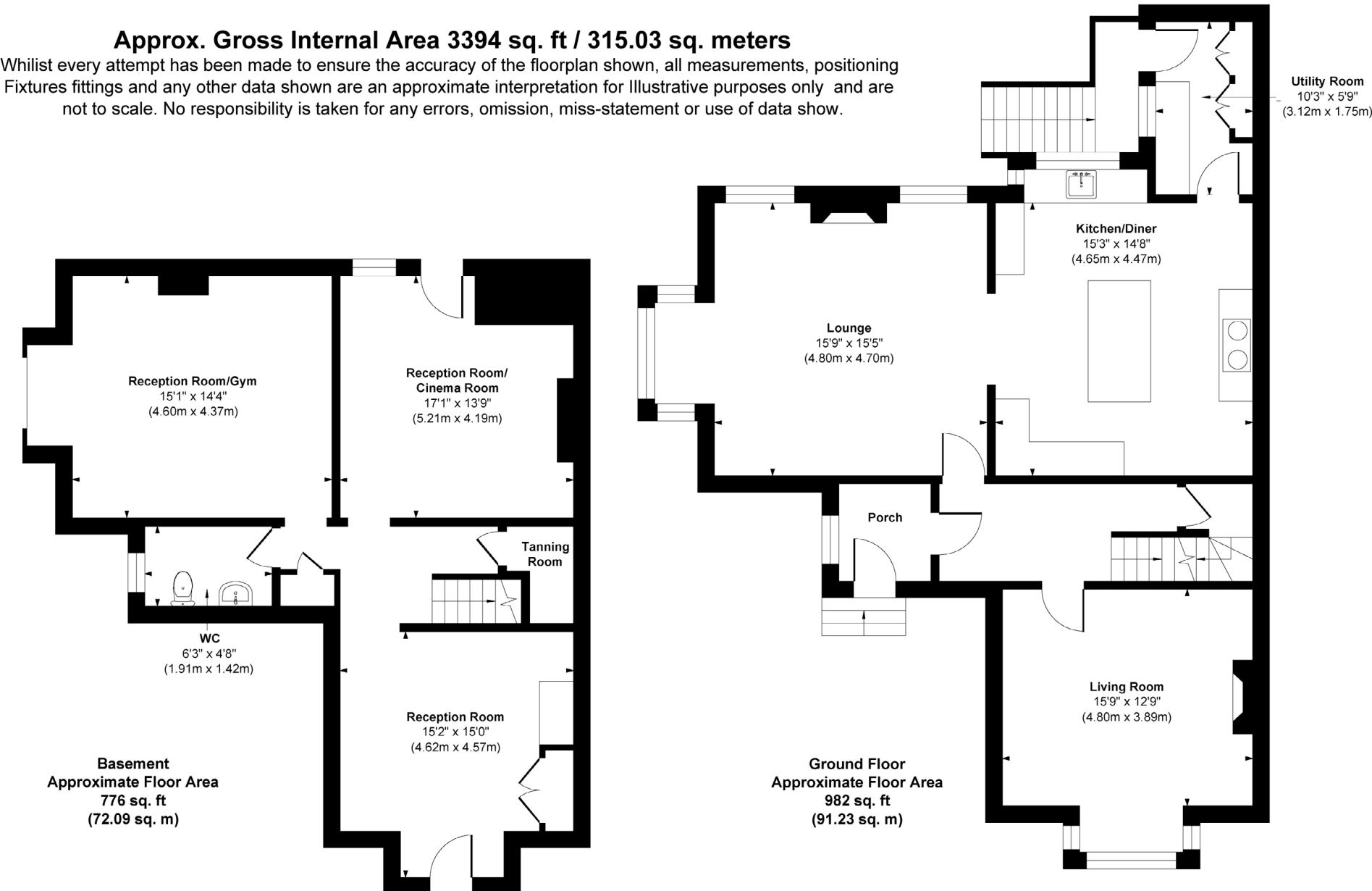
KEY FEATURES

- Prestigious Victorian home set across four floors in sought-after Lostock
- Exquisite period architecture with high ceilings, tall windows, fireplaces & original detailing
- Extensively renovated with smart lighting, underfloor heating, designer finishes & bespoke wardrobes
- Grand entrance & driveway with ample parking, EV charging point & landscaped frontage
- Expansive open-plan kitchen & lounge with AGA, elegant cabinetry & feature bay window
- Converted cellar with private entrance, cinema, gym and opulent WC, offering versatile spaces for different lifestyles - from extra bedrooms to a private annexe
- Luxurious bedrooms & bathrooms, including a dual-aspect master with dressing room & en suite
- Private west-facing landscaped garden with terraces, patios & cedar summerhouse, enjoying sun and views over Bolton Golf Course
- Excellent transport links with Lostock station offering regular services to the city and beyond, plus easy access to the M61 and M6 for Manchester, Preston and the wider region – ideal for commuters
- Seamless blend of period grandeur & modern luxury, offering privacy, space & refined family living



Approx. Gross Internal Area 3394 sq. ft / 315.03 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 G
39-54	E		
21-38	F		
1-20	G		

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