



CONTEMPORARY COUNTRY LIVING

Tucked away within the small hamlet at Little Stanrose Farm, The Lodge is an individual two-bedroom detached home enjoying a wonderfully rural-feeling setting on the outskirts of Egerton. Built in 2022, it offers the kind of lifestyle that can be difficult to find: open countryside, far-reaching views and walks straight from the front door, yet with the restaurants, pubs and everyday amenities of Egerton and Bromley Cross close by.

Life here has a distinctly different pace. Full-height glazing brings the landscape into the home, with changing views across the neighbouring fields and local wildlife regularly passing through the surrounding countryside. In spring, lambs become part of the outlook, while barn owls, deer, curlews and pheasants are among the visitors spotted around Little Stanrose Farm.

Turton Golf Club is next door, the garden catches the afternoon and evening sun, and the thoughtful positioning of the surrounding homes gives The Lodge an open outlook without feeling overlooked. It is a setting that offers privacy and a genuine connection to the countryside, without the isolation that can often come with rural living.



DESIGNED AROUND THE SETTING

Inside, the same connection to the outdoors continues. Vaulted ceilings give the accommodation an airy feel, while full-height doors and windows have been positioned to capture the views and natural light from different parts of the home. Whether relaxing in the living space, cooking, dining or waking in the principal bedroom, the surrounding landscape remains a constant backdrop.

The interior itself is deliberately understated, allowing the architecture and outlook to do much of the talking. Large-format porcelain flooring flows through the principal living areas, with underfloor heating throughout and individual Heatmiser controls allowing different areas of the home to be managed independently. There are thoughtful practical touches too, including an air source heat pump contributing to the home's energy efficiency, keyless entry, a wireless intruder alarm and CCTV to all elevations. Combined with the straightforward single-storey layout, these features add to the low-maintenance appeal of The Lodge, creating a home that combines contemporary comfort with simplicity and convenience.



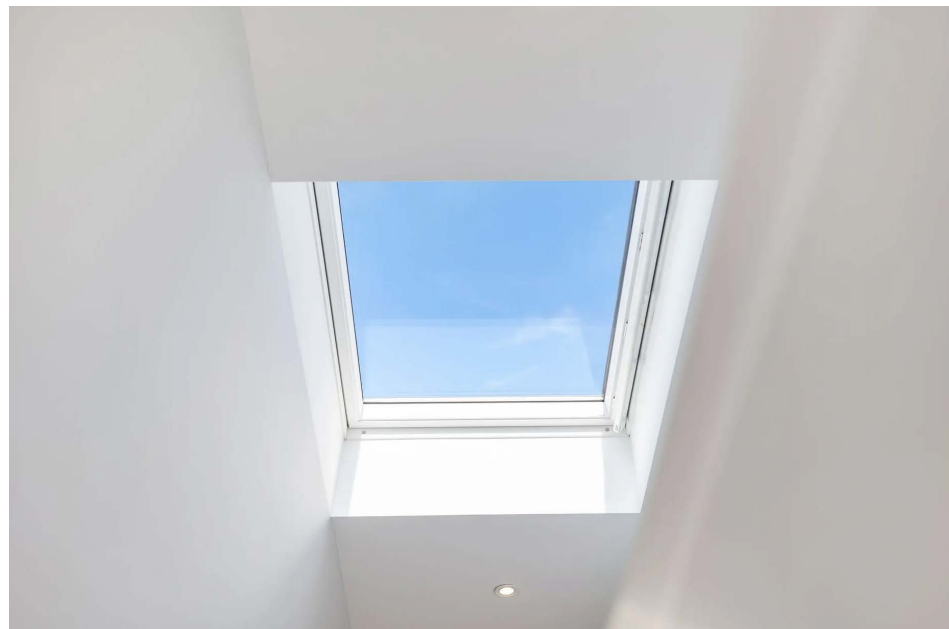


COOK. DINE & UNWIND

The open-plan kitchen, dining and living space is where much of everyday life at The Lodge naturally comes together. Vaulted above and wrapped in glazing, it is a bright and sociable room that feels closely connected to its surroundings, with full-height sliding doors opening directly onto the garden. The open arrangement makes it particularly well suited to sharing food and drinks with friends and family, allowing cooking, dining and relaxing to take place within one connected social space.

The living area provides plenty of space to settle in for the evening, with a 5kW Clock wood-burning stove bringing warmth and character during the colder months. In warmer weather, opening the doors onto the west-facing patio creates an easy flow outside for drinks, dinner or simply enjoying the afternoon sun and sunsets beyond.





The contemporary kitchen combines streamlined cabinetry with abundant storage and a comprehensive range of integrated NEFF appliances. An induction hob with integral extraction keeps the lines clean, complemented by an oven, combination microwave oven and warming drawer, alongside an integrated dishwasher and fridge freezer. A statement GANT pendant provides a focal point above the kitchen.

Practicality has been considered away from the main living space too. A separate utility provides further storage and space for laundry appliances, while a useful cloak cupboard has power and lighting, keeping the everyday necessities neatly out of sight. The single-storey layout then leads naturally towards the bathroom and further on to the bedrooms.

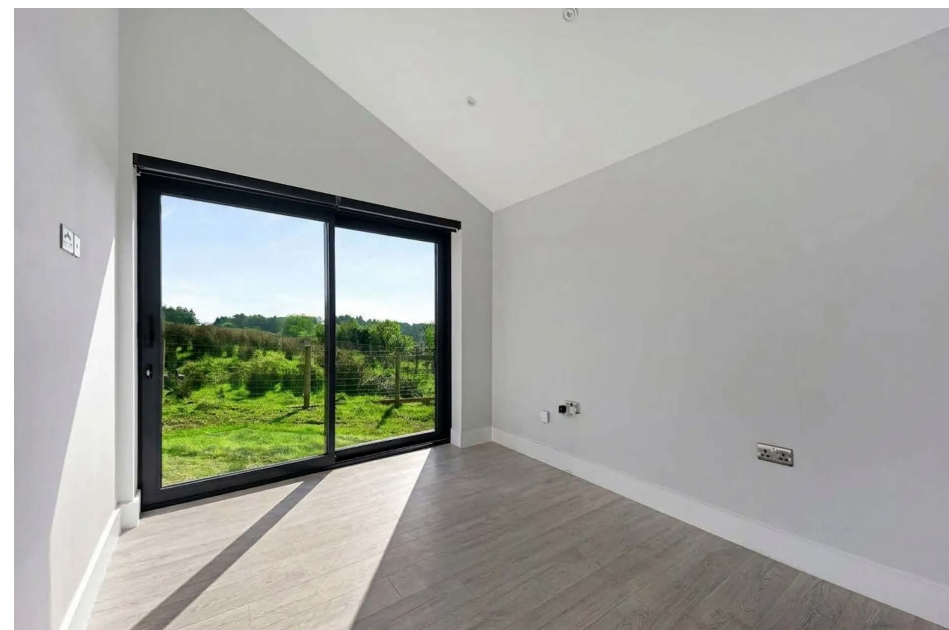




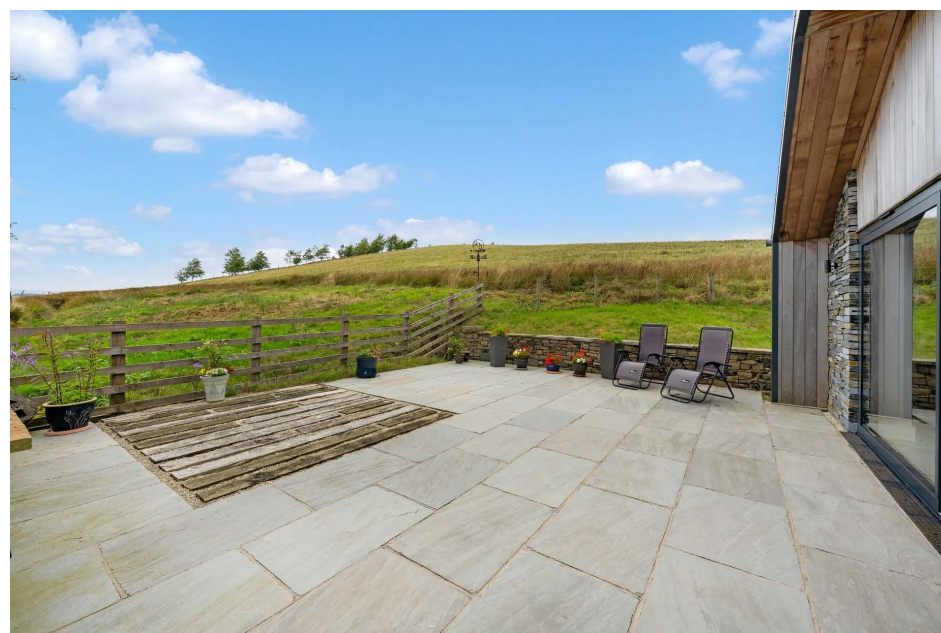
REST & RETREAT

The two double bedrooms continue the sense of light and openness found throughout the home, with vaulted ceilings adding character to their proportions.

The principal bedroom is particularly connected to the setting, with full-height glazing opening towards the garden and countryside beyond. Waking up here means looking out across the surrounding landscape rather than neighbouring houses, while sliding fitted wardrobes provide excellent storage without encroaching on the room. Further high-level storage has been cleverly incorporated into the vaulted ceiling space. The second bedroom offers flexibility beyond its obvious use as a guest room. Its proportions lend themselves equally well to a home office, creative space or a combination of sleeping and working accommodation, particularly appealing for anyone looking to simplify their lifestyle without giving up useful space.



Serving both bedrooms is a contemporary four-piece bathroom fitted in 2022. Lusso Stone sanitaryware is paired with Grohe fittings, including a SmartControl rainfall shower, while a freestanding bath offers somewhere to unwind at the end of the day. A teak vanity unit with Lusso countertop basin, heated towel rail, polished porcelain tiling and underfloor heating complete the room.



OUTDOOR LIVING

Outside, the garden has been kept deliberately simple, allowing the surrounding countryside to provide much of its character. A stone-flagged patio creates a generous space for outdoor dining, summer barbecues or relaxing with a drink, with its west-facing orientation making the most of the afternoon and evening sun, with impressive sunsets across the surrounding landscape becoming one of the real highlights of the setting.

The lawn sits alongside traditional post-and-rail fencing, maintaining the open nature of the setting and views across the neighbouring land rather than creating a hard boundary between the garden and countryside beyond. With no homes directly overlooking the garden, there is a pleasing sense of privacy without feeling enclosed. Its straightforward landscaping also complements the low-maintenance nature of the property, leaving more time to enjoy the setting rather than look after it. A tarmac driveway provides off-road parking for two cars, with spaces positioned to the front and side of the property.

VILLAGE LIFE, COUNTRYSIDE SETTING

For all its rural character, The Lodge is far from disconnected. Egerton and neighbouring Bromley Cross have a strong local identity and an excellent mix of independent businesses, places to eat and everyday amenities, giving owners the option of countryside walks one day and dinner or drinks in the village the next.

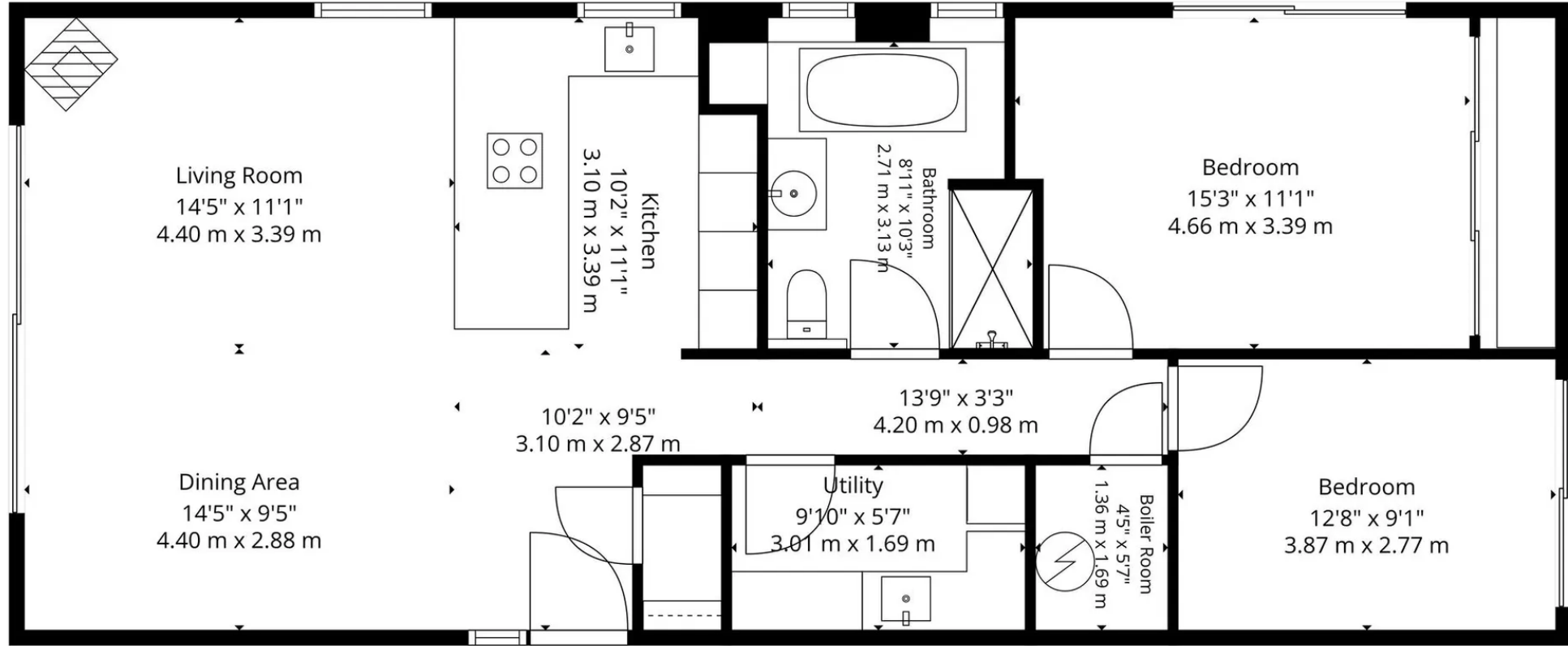
Turton Golf Club is immediately alongside Little Stanrose Farm, while footpaths from the doorstep open up the surrounding countryside. Further afield, the wider landscape around Turton, Entwistle and Jumbles Country Park provides plenty more opportunity for walking and exploring the West Pennine Moors.

There is also an impressive choice of places to eat and drink locally. Nick's Restaurant, Ciao Baby, The Thomas Egerton and Michelin-recognised McLeod's are among the nearby options, alongside The Retreat and the wine bar at The Slaughter House. Nook & Cranny caters for craft beer enthusiasts, while The Globe, Provisions and Earthlings add independent options for coffee, baked goods and daytime visits.

It is this combination that makes the setting particularly appealing: countryside and wildlife on the doorstep, but with a genuine village community and a good choice of amenities close to home. Bromley Cross railway station is around a five-minute drive away, providing direct rail services into Manchester as well as connections north towards the Ribble Valley. By road, Egerton is well positioned for reaching Bolton, Bury and the surrounding towns, with the A666 providing onward access towards Manchester and the wider motorway network. The location therefore works particularly well for those wanting to step away from a more built-up setting without sacrificing connectivity.

Families are well served by schooling across Egerton, Bromley Cross and the surrounding area. Local primary options include Eagley Infant School, Eagley Junior School and St Maxentius CE Primary School, while Canon Slade School and Turton School are among the established secondary choices nearby.





GROSS INTERNAL FLOOR AREA : 976 sq.ft. / 91 sq.m. approx.

EXCLUDED AREAS: BOILER ROOM: 27 sq.ft. / 2 sq.m. approx. UTILITY: 55 sq.ft. / 5 sq.m. approx. WALLS: 72 sq.ft. / 8 sq.m. approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY FEATURES

- Individual two - bedroom detached home in a countryside setting on the outskirts of Egerton
- Contemporary single - storey design with vaulted ceilings and full - height glazing
- Open - plan kitchen, dining and living space with 5kW Clock wood - burning stove
- Kitchen with comprehensive range of integrated NEFF appliances
- Two double bedrooms, including principal bedroom with fitted wardrobes and garden outlook
- Four - piece Lusso Stone bathroom with Grohe fittings and underfloor heating
- West - facing garden with stone - flagged patio, open countryside views and excellent privacy
- Countryside walks from the doorstep, with Egerton village amenities and Bromley Cross station close by

DISCLAIMER

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE LODGE

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