

Claves.



## The Old Vicarage

Bolton, BL2 5RX

**£695,000**



Tucked away amidst mature woodland, The Old Vicarage offers a sense of scenic seclusion while having a great variety of conveniences on the doorstep. It is a highly unique, extended property that tastefully blends period character with modern design, creating a spectacular home both inside and out.

A brief overview of the accommodation includes an entrance hall, downstairs WC, utility, open plan kitchen, dining and sitting area, lounge, four double bedrooms, two en-suites, and family bathroom. Externally, the property includes a long private driveway, double drive, detached double garage, and substantial garden with large patio to the rear.



## Character & Lifestyle

The Old Vicarage has been renovated and extended with both style and practicality in mind. Its stone elevations allow it to perfectly complement the scenic surroundings, giving a rustic countryside feel. Though the moment you step inside you are met with bright and airy interiors that have been stylishly curated to match refined contemporary design with its period heritage.

### Living Space

The open aspect living space at the rear is highly unique in design, with angular walls onto the garden that separate the different spaces while retaining the flow of open plan living. High ceilings and lots of natural light give a bright and airy feel, further enhanced by Velux windows with remote control, and the oak-style Karndean flooring found throughout most of the ground floor gives a premium feel while also being practical and easy to maintain.

The kitchen is undoubtedly the heart of the open plan area, and its large island with seating for four provides a superb social appeal, highly practical for both everyday family life and when entertaining family and friends.

Within the kitchen is a comprehensive range of integrated appliances, including a five-ring gas hob with concealed extractor, oven, grill, microwave, full length fridge, freezer, dishwasher, inset sink with swan neck flexi-tap and an additional instant boiling tap. There is also a fantastic variety of storage within the kitchen, from larder cupboards to deep drawers and traditional units, all set within the stylish minimalist gloss cabinetry that complements the granite worktop.

Near to the kitchen, the dining area also enjoys views onto the mature garden, as does the sitting area with further floor to ceiling windows and another Velux window.

The lounge is more of a traditional, cosy sitting area, where fitted window shutters and a multifuel burner set within a stone fireplace continue the rustic country house aesthetic. It is a large room with ample space for multiple sofas, and a range of integrated storage units add to its practicality.

### Practical Aspects

In addition to the generous amount of living space on offer at The Old Vicarage, it comes complete with all the practical aspects required to suit the demands of modern family life.

The utility features plumbing for the washing machine and dryer, an extra sink and tap, additional worktop and storage spaces, as well as plenty of room for keeping coats and shoes tidy and out of the way.

Off the entrance hall by the front door is a downstairs WC fitted to modern standards with half tiled walls, and a substantial cupboard giving even more storage.

The loft also provides a generous amount of storage space. It is split into two rooms, both with lighting, and one of which is currently used as an art studio with boarded and plastered walls.

### Bedrooms & Bathrooms

Upstairs the master bedroom features a smart, fitted storage wall, and a large en-suite with underfloor heating and four-piece suite, comprising a walk-in shower, tiled-in bath, vanity basin and WC with chrome heated towel rail. Statement floor tiling complements the white metro tiles on the walls.

The second bedroom also enjoys a spacious en-suite, featuring a walk-in shower, vanity basin and WC, and the third and fourth bedrooms continue the immaculate contemporary finish – they are also good-sized doubles providing plenty of room for the whole family.

A stylish modern design is also found in the family bathroom, with a tiled floor and walls, and suite comprising a bath with shower over, vanity basin, WC, chrome heated towel radiator, and built-in wall shelving.

### Outside Space

Turning off Ainsworth Hall Road into the private wooded lane, situated behind mature trees and hidden around a slight corner at the end of the long driveway, the property boasts a truly private feel.

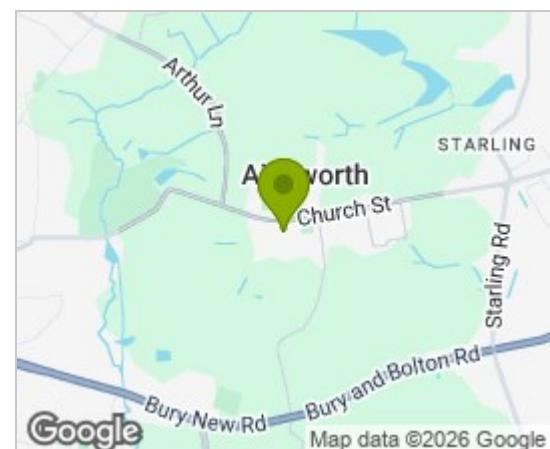
An aspect of the lane approach is partially owned by another party, with right of way up to where two stone pillars signpost where your private driveway starts. The combination of the space comprising the driveway, the double drive at the front of the double garage, and the space to the side of the house together provide room to comfortably park four large cars, and the double garage gives another two spaces, offering room for up to six cars in total if required.

Between the side of the house and garage is another handy space, ideal for keeping bins tidy and out of the way. This outdoor area is accessible via the utility, adding to its practicality for bin access and when returning home with muddy boots and wet paws after strolls in the nearby countryside.

The plot extends a substantial way behind the property, and along with its generous width offers a very spacious garden, bordered by mature trees and shrubbery. There is an abundance of space for the kids to play safely while keeping an eye on them from the open plan kitchen and living space, and the glass double doors afford that indoor-outdoor lifestyle, opening onto the large patio – the perfect setup for summer socialising and enjoying barbeques or al-fresco dining with family and friends.

The outdoor space also includes a garden shed, and the mature beds and borders provide plenty of potential for keen gardeners.

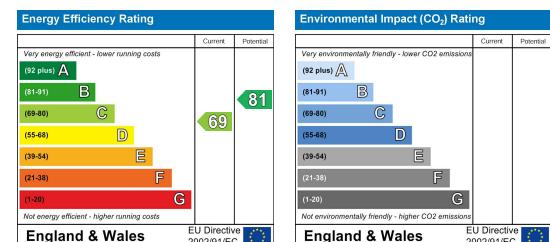
## Area Map



## Floor Plans



## Energy Efficiency Graph



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