



## 12 Kayfields, Bolton

£250,000 Freehold

Stunning reworking of centuries-old two bedroom stone cottage • Natural conservation materials used • Hobbit wood burning stove with original bedroom hearthstone in the primary bedroom • Indian stone flags on the ground floor with underfloor heating • Oak floorboards • Etched metal conduits • Antique-metal light fittings, door handles and window furniture • Original wooden beams • Hardwood windows and doors with security locks • Lime rendered and mortared walls • Hempcrete ceiling and limecrete underfloor • Outbuilding which can be used as a multitude of things • One of the few homes in the northwest with true breathability, creating a strong and healthy living environment

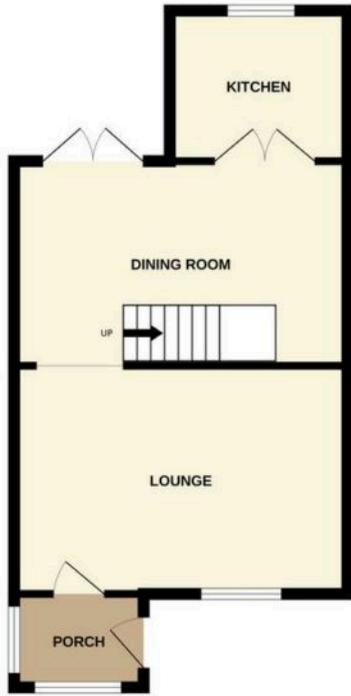




This beautifully reimagined two-bedroom mid-terraced stone cottage blends centuries-old character with thoughtful, sustainable craftsmanship, offering a unique and inviting home. Entering the property, you are greeted by a seamless marriage of historic charm and modern comfort, with Indian stone flag flooring on the ground floor complemented by the luxury of underfloor heating. The living spaces are finished with authentic oak floorboards, original wooden beams, and lime-rendered and mortared walls, all contributing to the cottage's distinctive sense of heritage.

The use of natural conservation materials throughout - including hempcrete ceilings and limecrete underfloors - ensures the property is one of the few in the northwest to offer true breathability, cultivating a strong and healthy living environment. Carefully selected antique-metal light fittings, etched metal conduits, and period-appropriate door handles and window furniture add an elegant and cohesive design touch. The hardwood windows and doors, each fitted with security locks, offer both peace of mind and refined style.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



This beautifully reimagined two-bedroom mid-terraced stone cottage blends centuries-old character with thoughtful, sustainable craftsmanship, offering a unique and inviting home.

Entering the property, you are greeted by a seamless marriage of historic charm and modern comfort, with Indian stone flag flooring on the ground floor complemented by the luxury of underfloor heating. The living spaces are finished with authentic oak floorboards, original wooden beams, and lime-rendered and mortared walls, all contributing to the cottage's distinctive sense of heritage. The use of natural conservation materials throughout - including hempcrete ceilings and limecrete underfloors - ensures the property is one of the few in the northwest to offer true breathability, cultivating a strong and healthy living environment. Carefully selected antique-metal light fittings, etched metal conduits, and period-appropriate door handles and window furniture add an elegant and cohesive design touch. The hardwood windows and doors, each fitted with security locks, offer both peace of mind and refined style. Upstairs, the primary bedroom stands out with a charming Hobbit wood-burning stove set upon the original hearthstone, creating a cosy and atmospheric retreat. The property includes an outbuilding, which is fully adaptable to a variety of uses, from studio/office/workshop or additional storage, and additional concrete shed base with power. Ample parking is available, and the home sits on a private road with no through traffic, ensuring tranquillity and privacy. This exceptional cottage is a rare opportunity to enjoy the best of traditional architecture and contemporary sustainable living, all within a thoughtfully restored and meticulously maintained home.