

## **DRAFT**

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

## **Delphfields, Entwistle Hall Lane, Entwistle, Bolton, BL7 0LR**

### **Welcome to Delphfields...**

An extremely impressive barn conversion, recently re-designed and refurbished by the current owners to create a stunning home with no expense spared. Set between the Wayoh & Entwistle Reservoirs, on its own grounds accessed via electrically operated gates. This property briefly comprises of a lounge, open kitchen-diner-lounge, downstairs WC, utility room, one ground floor bedroom and two first floor bedrooms, each with an ensuite and amazing gardens.

### **Step Inside...**

Upon entering, you are welcomed into an impressive entrance hallway, where ceramic tiled flooring with underfloor heating extends across the ground floor and flows seamlessly into the kitchen-diner. The beautifully designed kitchen-diner offers ample space for both seating and dining, with a breakfast bar providing the perfect spot to enjoy your morning coffee. A floor-to-ceiling window floods the dining area with natural light, while patio doors open onto a rear courtyard—an ideal sun trap. All windows are fitted with electric blinds controlled by remote for added convenience. The kitchen is fitted with sleek stone-coloured wall and base units, complemented by an oak breakfast bar. Integrated appliances include a dishwasher, induction hob, microwave, two ovens, extractor hood, and a wine fridge. Returning to the hallway, a well-appointed utility room provides additional wall and base units, a Belfast sink, and space for a washing machine and fridge, along with space for coats and shoes. The lounge is both stylish and inviting, featuring herringbone flooring, a floor-to-ceiling window with shutter blinds, bi-fold with fitted blinds open to the garden, and a feature stone wall with a log burner—creating a space that is cosy in winter yet bright and airy throughout the summer months. The third bedroom is also located on the ground floor and is currently utilised as a home office, complete with fitted forest green cabinetry and a desk, while still comfortably accommodating a double bed. A convenient WC completes the ground floor.

### **Bedtime And Baths...**

Upstairs, the property offers two spacious bedrooms, both benefiting from an ensuite. The master bedroom is bright and airy, enhanced by a Velux window that allows for plenty of natural light, and is further complemented by fitted wardrobes. The ensuite is fully tiled in neutral tones and comprises a vanity basin, WC, chrome heated towel rail and a large walk-in shower with both overhead and handheld fittings. Bedroom two is also generously sized and features a Velux window, along with a walk-in wardrobe fitted with built-in storage. Its ensuite is fully tiled in contemporary grey tones and includes a bath with

shower attachment, vanity basin, WC and chrome heated towel rail.

### **Outside Oasis...**

Externally, the property boasts a substantial garden, offering an amazing outdoor space to enjoy. Multiple patio areas, finished with Indian stone paving, provide spots for outdoor seating and entertaining. The generous lawn is well maintained, surrounded by ample space for gardening. For added convenience there is a shed for outdoor storage, a greenhouse for further gardening and an outside tap. Set within peaceful countryside surroundings, the garden creates a true outdoor retreat, with Wayoh and Entwistle Reservoirs just a short stroll away—perfect for scenic walks. The property is gated and benefits from an alarm and CCTV system, accessible via a mobile app, offering added peace of mind. A tarmacked driveway provides off-road parking for several vehicles.

The location is in the most enviable of scenic settings, accessible via private roads over the reservoir viaducts. This property is surrounded by open countryside and nestled between Wayoh and Entwistle Reservoirs within this highly sought after hamlet at Entwistle. Extensive and popular walks, trout fishing, cycling and rock climbing are on the doorstep, as is the popular Strawberry Duck. Situated close to the rail network providing direct rail links to Bolton, Manchester and Blackburn all within 30 minutes.

**£0.00**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**  
454 Darwen Road Bromley Cross Bolton



- Extremely Impressive Barn Conversion
- Lounge
- Open Kitche-Diner
- Utility Room
- Downstairs WC
- Three Spacious Bedrooms
- First Floor Bedrooms With An Ensuite Each
- Large Gardens
- Gated
- CCTV And Alarm System

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**£0.00**

## Front Elevations



## Entrance Hallway



## Kitchen-Diner





**Kitchen-Diner**



**Feature Photo**



Hallway



Lounge



**Bedroom Three**



**Utility Room**



**Downstairs WC**



**Feature Photo**



**First Floor Landing**



**Master Bedroom**



**Ensuite**



**Bedroom Two**



**Ensuite**



**Gardens**



**Gardens And Gated Driveway**



**Aerial Photo**



**Surrounding Area**

