



42 Wallsuches, Horwich
£425,000

Miller Metcalfe
Every step of the way

42 Wallsuches

Horwich, Bolton

A Distinctive Grade II Listed Home in the Award-Winning Arcon Village Set on the fringes of the beautiful Rivington countryside, this exceptional Grade II Listed property forms part of the award-winning Arcon Village – a lovingly restored Victorian hamlet renowned for its charm, heritage, and peaceful setting. Spread gracefully across four floors, this unique home offers three bedrooms, three bathrooms, and a wealth of stylish living space designed for modern comfort while retaining a deep sense of history and character. At the heart of the home lies an impressive open-plan kitchen, dining, and living area. The recently installed Cook's German kitchen features Neff and Bosch integrated appliances, sleek contemporary finishes, and flows seamlessly into a bright, double-height lounge. Exposed original oak beams and generous skylights fill the space with natural light, creating a striking blend of old and new. A handcrafted spiral oak staircase leads to a superb mezzanine home cinema, complete with sound-proofed walls and gold-standard sound wiring – perfect for relaxing or entertaining. An adjoining room provides further storage or a quiet study space. With three bedrooms, including two en-suites, this property is ideal for both families and couples. The master suite offers generous proportions and a private en-suite, while the third bedroom has previously been used as a library or home office, offering versatility to suit your lifestyle. Outside, residents enjoy access to a beautifully maintained communal garden with stunning views and direct access to fishing lodges, open moorland, and scenic hiking and cycling trails – ideal for those who love the outdoors. Despite its peaceful countryside surroundings, the local town centre is within walking distance, offering an excellent choice of shops, bars, leisure facilities, and schools – blending rural tranquillity with everyday convenience.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

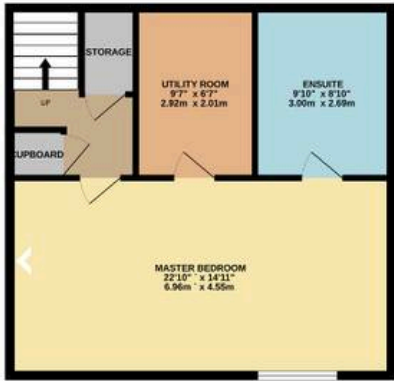








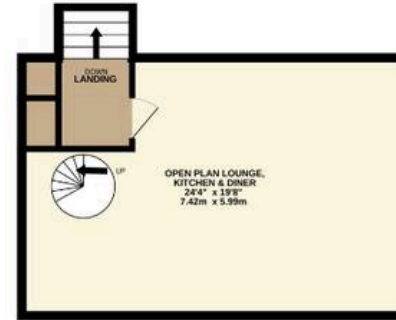
LOWER FLOOR
539 sq.ft. (50.1 sq.m.) approx.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



UPPER FLOOR
397 sq.ft. (36.9 sq.m.) approx.



MEZZANINE
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 sq.m.) approx.

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.

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