



## Station Road

Bolton, BL7 0HB

**£1,200,000**



The opportunity to own a home like Ivory House is a very rare one indeed. Built into a tranquil hillside with uninterrupted views across the Turton countryside, this award-winning property is a modern architectural masterpiece, offering not only a stunning design and setting, but also convenience and practicality to meet the demands of family life. There is over 4,400 sq ft of generous accommodation, all presented in excellent condition with neutral and contemporary interior design.

The house is set over two floors with the living space on the upper floor and the bedrooms and bathrooms on the lower. A brief summary of the upper floor accommodation includes a spacious hallway, landing and feature staircase, an open plan living space comprising kitchen, dining and lounge area, two further reception rooms or lounges, utility, cloak/WC, study, large integral garage, and plant/comms/storage room. The lower floor accommodates four generous double bedrooms – the master with a dressing room and en-suite, the second bedroom with its own en-suite too, a main bathroom, and another storage room.

This standout property sits on an equally standout plot with remarkable views of the serene rural surrounds. The plot itself is split over two levels, with the upper level accommodating the house, private drive, and landscaped gardens to front and rear, while the lower level is an additional green space suitable for a variety of uses.



## Open Plan Living

The heart of Ivory House is the incredible open plan living space which is as practical as it is beautiful, with an exceptional amount of natural light pouring in from all angles. The lounge here is slightly elevated which gives it a clever and subtle separation from the kitchen and dining areas, while still allowing the attractive flow of open plan. Within the lounge aspect, an extensive range of floor to ceiling bifold doors and windows frame views of lush green surrounds, and open onto a wraparound balcony which is sure to be delightful on warm summer days. A grand fireplace with exposed brick surrounds, oak mantel and slate hearth adds a rustic touch, housing a top-quality Chesney's log burner - a cosy touch to enjoy on cold wintery days.

Step down from the lounge and the heart of the home boasts a comprehensive Siematic kitchen and dining area designed by Stuart Frazer. This space is the epitome of entertaining areas and is nothing but a joy for everyday life too. The kitchen and dining area flows further through bifold doors into the private courtyard - a wonderful design that provides a lifestyle similar to that of a Mediterranean villa.

The high-quality designer kitchen is configured with two islands joined by a solid oak breakfast bar, and a fitted dining table matching the islands. The surface of the islands and dining table is a beautiful double depth Corian worktop, complementing the modern gloss wall units while adding stylish contrast to the modern wood cabinetry. The units are fitted with Neff cooking appliances, including two double ovens, a steam oven, combination microwave oven, and induction hob with minimalist inset ceiling extractor. A Quooker tap with instant boiling and sparkling water capability is fitted to the Corian sink seamlessly molded within the worktop. Other integrated appliances include a top of the range Fisher & Paykel double fridge and double freezer, a dishwasher, and wine fridge. This house has everything you need and more!

## The Practical

Situated off the open plan living space are a variety of rooms that further add to the practicality. Behind the kitchen is a cloak/WC with feature wash basin and trendy design, and a large utility with an abundance of extra cupboard space and an additional sink with drainer and mixer tap. Adjacent to here is access to the large integral garage which is a whopping 595 sq ft, providing a great amount of storage space, or ideal for other uses if desired. And off the garage is the plant/comms room, another practical room for providing plenty more storage space too.

## Reception Rooms

As well as the brilliant open plan living, there are three other rooms that offer versatility in their use. Situated off the kitchen is a room which the current owners have previously used as a large home office or study, but it could alternatively be used as a formal dining room if desired!

On the opposite side of the kitchen is the hallway which connects to two larger reception rooms, meaning there is more than enough space for all the family. Like other rooms in this house, both these rooms are very generous in size, boast more beautiful views through floor to ceiling windows, and are finished to neutral, contemporary standards. The main lounge features a modern feature wall with gas fire and glass surrounds, and a unique touch with a glass floor panel looking down into the corridor on the lower floor. The second of these lounge style rooms is on the corner of the house and benefits from a range of fitted cabinetry.

## Bedrooms & Bathrooms

From the bright and airy hallway and landing, a bespoke solid oak staircase matches the solid oak internal doors and leads down past the huge feature wall of glass to the lower floor. The generous proportions, stylish neutral interiors and high-quality fixtures continue...

The master bedroom has direct access onto the external elevated decking and the floor to ceiling windows give yet more lovely green views you can wake up to every morning! As well as its large footprint, the master comes complete with a dressing room featuring fitted wardrobes and a three-piece en-suite featuring modern tiling to the floor and walls, a large walk-in shower with feature tiled surrounds, Duravit feature wash basin with integral storage and WC.

Each of the three other bedrooms are all well proportioned doubles complete with their own contemporary fitted furniture. The second bedroom of the four is somewhat larger than the third and fourth, with a large en-suite too, including a freestanding feature CP Hart bathtub on an elevated platform with inset floor lighting, walk-in shower, vanity basin with integral storage and WC.

The bedrooms are connected with a central corridor that also provides access to a storage room and the main bathroom which includes another three-piece shower suite with feature wash basin and walk-in shower.

## The Approach & Outside Space

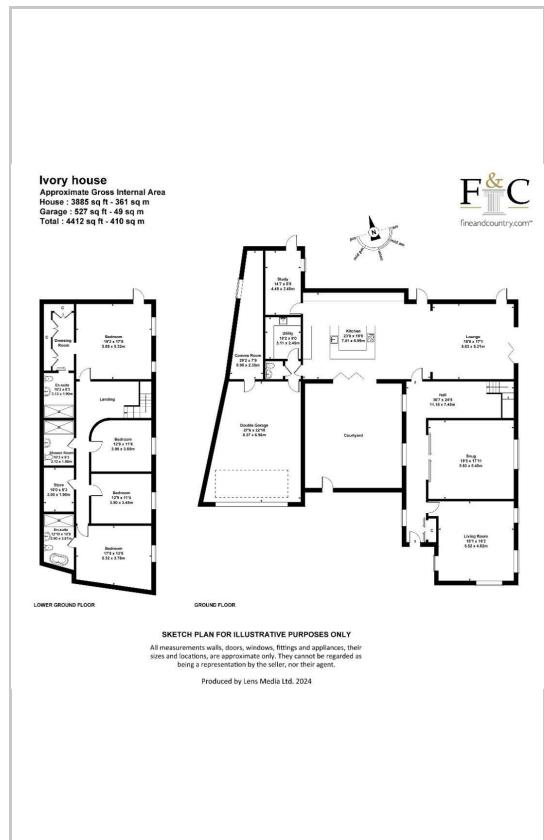
Ivory House is one of those homes that's as good inside as it looks on the outside! As you drive up the leafy green tree lined cobbled lane of Station Road, the property is certainly a statement of modern masterful design, though complements its surroundings and is subtly tucked away and somewhat hidden into the hillside. The front garden is manicured and complements architecture of the house just perfectly, with a large lawn bordered by a stone wall and just the right amount of landscaping. The drive is accessed via electric gates and benefits from heaps of space suitable to accommodate a small fleet of cars!

The courtyard area off the kitchen is a tranquil space where you can chill outside under the summer sun in complete privacy, and if it gets too hot, there's even a fitted awning to create some shade! The back garden benefits from those expansive views owing to its elevated position, and is currently landscaped with a patio and lawn, though would benefit from relandscaping to create a truly impressive terrace with views to match. Whether it's relaxing with loved ones or enjoying a BBQ with family and friends, you have plenty of choice for outside space.

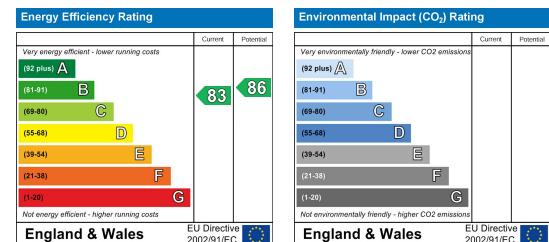
## Area Map



## Floor Plans



## Energy Efficiency Graph



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