



## Chapelton Road

Bolton, BL7 9NB

**Offers over £1,750,000**



Sitting behind electric privacy gates on a beautifully manicured half-acre plot, Lower House is an exceptional Georgian residence offering over 6,800 sq ft of elegantly appointed accommodation. The ground floor includes a grand entrance hall, an impressive range of four reception rooms plus a library, utility and WC, ground floor annex/workshop with bathroom, and a large, attached garage with WC and loft.

The first floor provides six well-proportioned bedrooms. Two bedrooms benefit from en-suite bathrooms, while a further bedroom features both an en-suite and dressing room. Another bedroom is arranged as a self-contained suite with its own kitchen and en-suite, offering outstanding flexibility for guest accommodation, multi-generational living or independent space for older children.



### A Fine Georgian Home

Lower House is a fine example of Georgian architecture, rich in period character both inside and out. Carefully preserved and sensitively enhanced, the home retains an abundance of original charm while offering a refined contemporary living environment.

Rare curved walls – an unusual architectural feature – appear both externally and internally, adding to the home's distinctive character. Large, solid-oak sash-style windows paired with grand ceiling heights flood the rooms with natural light, creating bright interiors typical of the Georgian era and an immediate sense of space.

Classical detailing throughout includes ornate cornicing, beautifully detailed door surrounds and decorative ceiling mouldings, all contributing to the home's timeless elegance and sense of subtle grandeur.

### Modern Upgrades

Lower House has recently undergone a comprehensive refurbishment, combining thoughtful cosmetic improvements with significant practical upgrades. We are advised the property has been fully rewired with zoned electrics, alongside the installation of a new central heating system.

Internally, the home has been enhanced with a newly fitted kitchen and contemporary bathrooms, complemented by high-quality flooring and a cohesive palette of Farrow & Ball paint finishes throughout.

Externally, works include replacement soffits and fascias, with the original stone gutters carefully relined in lead – ensuring the longevity of the property while preserving its architectural integrity.

### A Range of Reception Rooms

The home offers an exceptional range of reception spaces, each with its own character and purpose, creating a highly versatile living environment suited to both family life and entertaining.

A traditional sitting room provides a more formal retreat, while a beautifully appointed library offers a quiet, intimate space. A further reception room lends itself perfectly as either a formal dining room or substantial home office.

For leisure and entertaining, a striking snooker room complete with bar creates a strong focal point for hosting, adding a unique and sociable dimension to the home.

At the heart of the property lies a magnificent open-plan living space extending to approximately 50 feet in length. This impressive area seamlessly combines the kitchen, lounge and everyday dining space, forming a bright and welcoming hub of the home. Large windows and garden-facing aspects create a strong connection to the outside, while the scale of the room makes it equally suited to relaxed family living or larger gatherings.

Overall, the ground floor layout has been carefully considered to offer both openness and separation – allowing the house to adapt effortlessly to different occasions.

### The Heart of the Home

The kitchen has been thoughtfully designed as both a functional workspace and a social focal point, forming an integral part of the home's impressive open-plan living area.

Bespoke hardwood cabinetry is paired with elegant granite worktops, creating a timeless yet practical finish, while a substantial central island provides both additional preparation space and informal bar seating – ideal for everyday dining or entertaining guests.

A comprehensive range of integrated appliances includes a Rangemaster cooker, Neff convection microwave, Neff coffee machine, and full-height fridge and freezer, ensuring the kitchen is as well-equipped as it is visually striking.

Positioned to enjoy views across the gardens and seamlessly connected to the surrounding living and dining areas, the kitchen perfectly balances everyday usability with a refined, sociable atmosphere.

Conveniently positioned just off the kitchen, the home boasts a very large utility too which adds a great amount of practicality, and gives access to the cellar and boiler room.

### Bedrooms & Bathrooms

The first floor continues the sense of space and balance, offering six well-proportioned bedrooms arranged to suit a variety of living arrangements.

The principal bedroom suite is particularly impressive, showcasing a comprehensive range of Clive Christian fitted furniture and enjoying generous proportions alongside a well-appointed en-suite bathroom with huge his and hers shower enclosure, creating a private and comfortable retreat.

Two further bedrooms also benefit from en-suite facilities, one of which also has a fitted dressing room – both finished to high standards, reflecting the style and quality seen throughout the home.

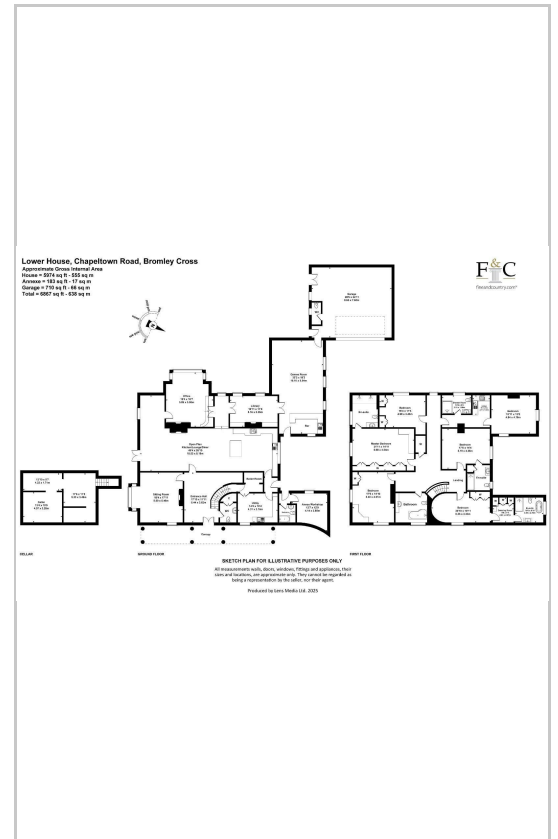
Of particular note is a self-contained bedroom annex suite, complete with its own kitchen and en-suite bathroom. This flexible space is ideal for extended family, guests, or independent living, and could equally serve as private accommodation for older children or live-in support.

The remaining bedrooms are all well-sized and served by shared additional bathroom facilities, ensuring practicality for larger households without compromising on comfort or style.

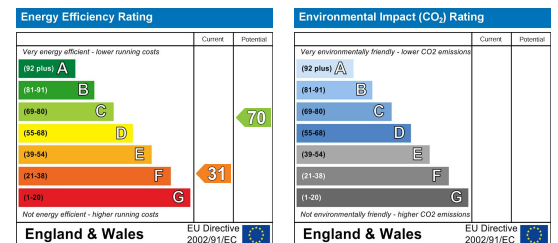
## Area Map



## Floor Plans



## Energy Efficiency Graph



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