



*Knotts Cottage, Bury Road*

Turton



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Welcome to Knotts Cottage, this large prestige home is situated on a desirable 2.5-acre plot. It has mains gas supplied. Built in 1635 and extended to add a modern extension in 1983 consisting of four bedrooms and an extra-large lounge and sunroom. The lounge includes a large Inglenook fireplace, and a 7-kilowatt multi fuel burner, a large sunroom with far reaching view, Yorkshire stone flooring, and underfloor heating. A bespoke spiral staircase leads up to the main bedroom.

There is a fantastic sized games room/tv room to the barn which has mezzanine floor, glass balustrade and can be used for multi uses gym, party room, there is a bathroom on the ground floor could also be a granny flat.

Knotts Cottage is set away from the main road and is very private affording a sense of peace and security and is extremely private.



It has a modern Paul Davis kitchen, quartz work surfaces, feature lighting, Neff ovens and appliances, a Belfast sink, Miele dishwasher large utility room with washing machine and tumble dryer.

A ground level bathroom and cloakroom offer add to the utilities. There is a formal dining room for entertaining, which leads to the study/office, and a separate snug with a 5kw multi fuel burner. Upstairs each bedroom has its own ensuite.

There is also a double garage with an electric up and over door a large driveway with an electric gate for private access. Extensive gardens with a breeze house, and stream, and gardens with two ponds and a waterfall, and the top garden area also has a pond. It includes a workshop with solar panels, a large paddock for multi uses.

This house has very spacious living accommodation not visible from the road. A unique house with large rooms set in a very desirable location of Edgeworth. The paddock and top gardens include its own gate straight from the road.

















## Local Authority/Council Tax

Blackburn with Darwen  
Band G  
Annual Cost £3,895.00

## Tenure

Freehold

## Broadband

Basic: 14 MPBS

## Broadband

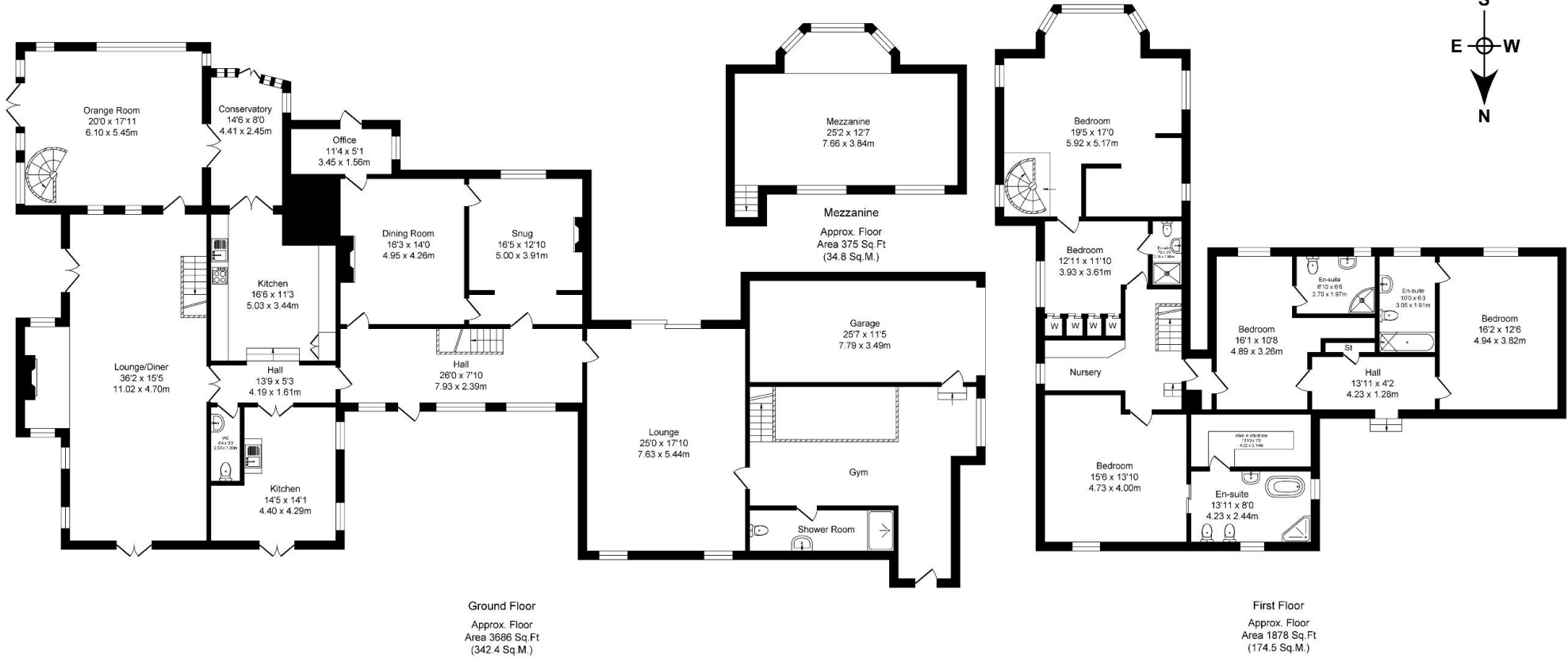
Sky

EPC Rating - D



Knotts Cottage, Bury Road, Turton  
 Total Approx. Floor Area 5939 Sq.ft. (551.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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