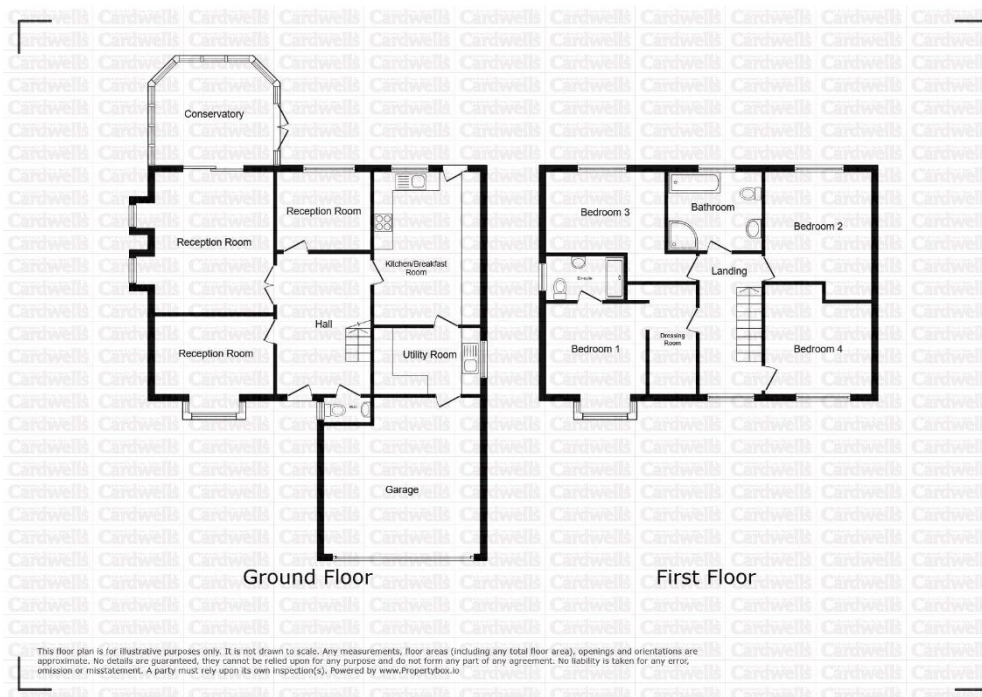




**ORCHARD HOUSE, RYECROFT LANE – BELMONT  
 OFFERS IN THE REGION OF £720,000**

A fantastic opportunity to purchase this impressive, individually built family home, situated in the heart of Belmont village. This lovely property has been carefully and thoughtfully designed, with quality and space in mind. There are many features, including a bespoke 'Neville Johnson' oak staircase, a fabulous 'Siematic' fitted kitchen breakfast room, master bedroom with a professionally fitted dressing area and en-suite and three reception rooms. The living room has an Inglenook fireplace. The house is set within a very generous sized plot, with fantastic views of St. Peters church and the West Pennine Moors. Step outside and within a few minutes, you can immerse yourself in beautiful open countryside, ideal for outdoor pursuits. Belmont is a convenient place to travel throughout the Northwest with the motorway network, situated at Withnell roundabout junction, just a short drive away. Viewing is highly recommended to fully appreciate this wonderful property, through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.frapptypes.co.uk

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      | 79        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
|   |   | www.epc4u.com           |           |

**BOLTON**

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**LETTINGS & MANAGEMENT**

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 E: lettings@cardwells.co.uk



**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway: 11' 11" x 17' 3" (3.63m x 5.26m)**  
UPVC double glazed front door with matching windows  
aside with bespoke 'Neville Johnson' oak staircase,  
radiator, coving to the ceiling, doors lead to:



**Guest wc: 3' 2" x 5' 10" (0.97m x 1.78m)**  
UPVC frosted double glazed window to the front  
aspect, 'Villeroy and Boch' wash hand basin with mixer  
tap, matching close coupled WC, part tiling to the  
walls, coving, inset spotlights to the ceiling.

**Living Room: 11' 0" x 14' 1" (3.35m x 4.29m)**  
Feature Inglenook limestone fireplace, incorporating a living flame gas fire, 2 UPVC  
double glazed windows with window seats below, radiator, coving to the ceiling.  
Double glazed sliding door leading to:



**Conservatory:**  
The conservatory is of brick construction with UPVC double glazed windows and  
French doors leading out onto the garden, radiator.



**Dining Room: 9' 3" x 11' 11" (2.82m x 3.63m)**  
Timber framed double glazed window to the rear  
aspect, radiator below, wooden flooring, coving to  
the ceiling.



**Plot Size:**  
Cardwells Estate Agents Bolton research shows the plot size is approximately 0.17  
acres.

**Tenure:**  
Cardwells Estate Agents Bolton research shows the property is Freehold.

**Council Tax:**  
Cardwells estate agents Bolton research shows the property is band G annual charges  
of £4092

**Flood Risk:**  
Cardwells Estate Agents Bolton research shows the property is in a very low flood risk  
area.

**Conservation area:**  
Cardwells Estate Agents Bolton research shows the property is not in a conservation  
area.

**Viewings:**  
Viewing is highly recommended to appreciate all that is on offer, a personal viewing  
appointment can be arranged by calling Cardwells Estate Agents Bolton on  
01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Arranging a mortgage:**  
Cardwells can introduce you to independent financial advisors who have access to the  
whole of the mortgage market. We would be pleased to be of assistance and if you  
would like us to help these are the contact details: Cardwells Estate Agents Bolton on  
(01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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**Sitting Room: 17' 5" x 14' 0" (5.31m x 4.27m)**  
UPVC double glazed bay window to the front aspect, radiator, coving to the ceiling.



**Utility Room: 7' 5" x 12' 5" (2.26m x 3.78m)**  
Timber framed double glazed window to the side aspect, modern fitted wall and base units with work surfaces, tiled splashback, stainless steel sink unit with mixer tap, space for a washing machine and a tumble dryer, tiled floor, shelving, integral door to the garage, radiator.

**Kitchen breakfast room: 19' 0" x 12' 2" (5.79m x 3.71m)**  
UPVC double glazed window and door to the rear garden aspect, bespoke 'Siematic' kitchen with contemporary fitted wall and base units, complementary granite work surfaces, breakfast bar and splashbacks, four Miele ovens including a steam oven, sink unit with mixer tap, 'Neff' induction hob and 'Miele' extractor hood above, integrated 'Miele' fridge and freezer, integrated dishwasher, Amtico flooring, inset spotlights to the ceiling, radiator.



**Galleried landing:**

UPVC double glazed window to the front aspect, radiator below, doors lead to:

**Master Bedroom: 10' 11" x 12' 8" (3.33m x 3.86m)**  
The bedroom is divided into two areas. The master bedroom has UPVC double glazed window to the front aspect, professionally fitted furniture including, dressing table and drawers, inset spotlights, storage, radiator.



**Dressing area: 13' 1" x 7' 2" (3.99m x 2.18m)**  
Fitted wardrobes, inset spotlights.

**En-suite: 5' 6" x 9' 5" (1.68m x 2.87m)**  
UPVC double glazed window to the side aspect, contemporary suite comprising, shower cubicle, wash hand basin with mixer tap, close coupled WC, tiling to the walls, radiator.



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**Bedroom Two: 15' 6" x 12' 1" (4.72m x 3.68m)**

Timber framed double glazed window to the rear aspect, radiator below, wooden flooring, fitted wardrobes with overhead storage cupboards and a dressing table unit.

**Bedroom Three: 12' 9" x 10' 10" (3.89m x 3.30m)**

Currently utilised as an office with timber framed double glazed window to the rear aspect, radiator below, fully fitted 'Neville Johnson' office suite with a computer desk, shelving and drawers, fitted wardrobes, inset spotlights to the ceiling.

**Bedroom Four: 14' 8" x 9' 11" (4.47m x 3.02m)**

UPVC double glazed window to the front aspect, radiator below, fitted wardrobes, wooden flooring, inset spotlights to the ceiling.



**Bathroom: 8' 10" x 11' 6" (2.69m x 3.51m)**

Timber framed frosted double glazed window to the rear aspect, contemporary white suite comprising, oversized bath with mixer tap, shower cubicle, 'Villeroy & Boch' wash hand basin with mixer tap inset to a vanity unit, close coupled WC, heated towel rail, part tiling to the walls, extractor fan.



**Front Garden:**

A gated block paved double driveway which provides ample parking for several vehicles, leading to a double garage, with an electronically operated roller shutter door and a Podpoint electric car charger installed. The front garden is mostly laid to lawn with mature trees, plants and floral displays. Gates provide access along both side elevations to the rear garden.

**Rear Garden:**

You will find a generous sized landscaped garden, with a block paved patio and pathways. There is a shaped laid to lawn garden, with raised plant borders, feature tree, floral displays and electric outdoor lights installed round the borders. There is a useful timber framed Bramshall Decagonal Red Cedar greenhouse served by electric power. To the side there is a connected water butt and useful storage areas.

