



Dobb Brow Road
Westhoughton



Miller Metcalfe
PRESTIGE

SINCE 1891

Exceptional Bespoke Detached Family Home with Granny Annex and Versatile Living Spaces in Prestigious Dobb Brow, Westhoughton

Have you been endlessly searching for a home that truly stands apart? This bespoke detached property & Granny Annex in the exclusive Dobb Brow, Westhoughton, offers privacy, and versatility - all set within its own private grounds. Your dream home awaits.

Located in the highly desirable area of Dobb Brow, Westhoughton, this bespoke 4-bedroom detached home is an exquisite example of luxurious family living, offering exceptional privacy, space, and high-end finishes throughout. Positioned on its own secluded plot, the property is not overlooked, ensuring total privacy and tranquillity, while being just moments away from local amenities and outstanding schools catering to all age groups.



Exterior and Grounds

Approached via an impressive large sweeping driveway, secured by electric gates, this home sits within meticulously landscaped gardens, creating a picturesque setting. The external south facing grounds have been thoughtfully designed to provide both beauty and functionality, featuring a raised patio area perfect for outdoor dining and entertaining, as well as a dedicated garden area for children's play, making it an ideal family home. The log cabin is a fantastic addition to the outdoor space, a perfect room for relaxation, hobbies or entertaining guests.

A detached Granny Annex, located within the grounds, offers a self-contained one-bedroom living space—a versatile addition that's perfect for extended family, guests, or even potential rental income. Adjacent to the annex is a detached garage with an additional office/storage room located above. This space is a fantastic opportunity for future conversion into an additional annex or guest accommodation, providing even more living flexibility.

Main Accommodation

As you step through the grand entrance into the large hallway, you are immediately welcomed by an air of elegance. The striking bifurcated staircase commands attention, setting the tone for the spaciousness and luxury found throughout this home.

On the ground floor, you'll find two generously sized lounge areas, each offering its own distinct ambiance—perfect for relaxing or formal entertaining. These bright and airy rooms feature large windows that overlook the gardens, allowing for ample natural light to flood in, creating an inviting and serene atmosphere.





The heart of the home is the beautifully crafted shaker-style contemporary kitchen, designed with both style and practicality in mind. This fully fitted kitchen boasts high-quality cabinetry, Neff modern appliances, Quooker tap for instant boiling water and ample storage space, ideal for preparing family meals or entertaining guests. Directly off the kitchen is a convenient utility room, providing additional storage and laundry facilities.

For those working from home or managing family life, the property includes a fully fitted office space, allowing for a quiet and productive work environment.





First Floor

The bifurcated staircase leads to the first floor, where you'll discover four spacious bedrooms, each thoughtfully designed with comfort in mind. The master bedroom is a true retreat, featuring bespoke fully fitted furniture that offers a sleek and elegant storage solution. The master suite also boasts a luxurious wet room, finished to the highest standard, providing a spa-like experience right at home.

The three additional bedrooms are all of a good size, perfect for family members or guests, with ample storage and views over the beautiful grounds. Two bedrooms have use of the Jack n Jill bathroom and the additional fourth bedroom benefits from the family bathroom.





Set in the prestigious area of Dobb Brow, this home offers the perfect balance of serene countryside living with convenient access to Westhoughton's vibrant town centre. The property is within easy reach of excellent local amenities, schools at all levels, and transport links, including nearby motorway access and public transport routes, making commuting to Manchester and surrounding areas effortless.

This exceptional property offers the perfect combination of luxury, space, and practical family living, all in one of Westhoughton's most coveted locations. Ideal for growing families or those looking for additional living flexibility with the annex and potential conversion options, this home must be viewed to fully appreciate its unique features and stunning surroundings.





Tenure

Leasehold
05.07.1776 Start Date
07.07.2775 End Date
751 Years Remaining

Council Tax

Band: G
Annual Price: £3,579



Mobile Coverage

EE - Medium
Vodafone - High
Three - Medium
O2 - High

Broadband

Basic
15 Mbps
Superfast
64 Mbps

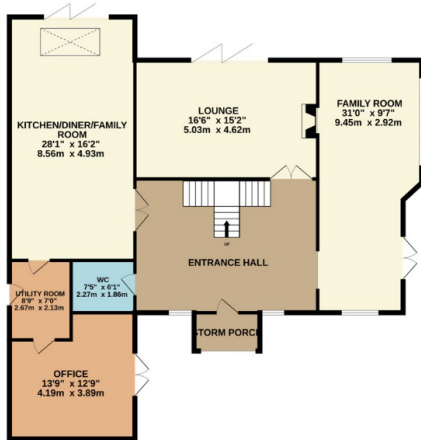
Satellite / Fibre TV Availability

BT - Yes
Sky - Yes
Virgin - No

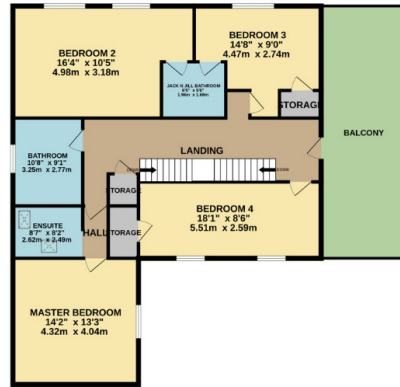
EPC Rating - To be confirmed



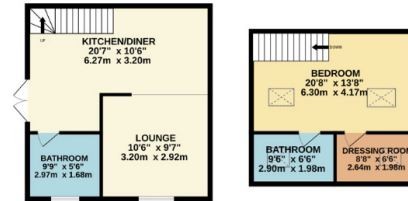
GROUND FLOOR
1701 sq.ft. (158.0 sq.m.) approx.



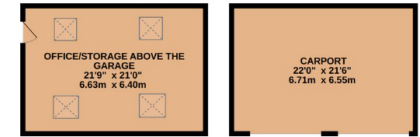
1ST FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



ANNEX
831 sq.ft. (77.2 sq.m.) approx.



CARPORT & OFFICE SPACE ABOVE
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 4444 sq.ft. (412.9 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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