



Viewings:

Please contact Cardwells estate agents Bolton 01204 381281, bolto@cardwells.co.uk, www.cardwells.co.uk

Tenure:

Cardwells estate agents Bolton research indicates the property is leasehold, 900 years from 20 April 1999. We are advised there is a monthly charge of £30 for gardening, tree pruning

Council tax:

Cardwells estate agents Bolton research indicates the property is band D £2400

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THE LEES 8 OLDHAMS LANE – ASTLEY BRIDGE – £675,000



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Steeped in history and occupying a generous plot of approximately a quarter of an acre, The Lees is a truly remarkable Grade II Listed detached residence, offering an outstanding blend of period grandeur, architectural charm and modern family living.

Dating in part back to 1685, the property was originally a farmhouse before undergoing extensive remodelling in 1836, creating the impressive home seen today. More recently, the current owners have sympathetically restored and enhanced the property, reinstating many of its original features whilst ensuring it continues to meet the demands of modern-day living. Throughout this magnificent home, the quality of craftsmanship and attention to detail are immediately apparent. Original mullion windows, ornamental plasterwork, decorative coving and period fireplaces have been lovingly rejuvenated, while elegant Gothic influences, most notably the distinctive triangular-headed windows, further enhance the property's unique character and appeal. The accommodation extends over two floors and is both substantial and beautifully presented throughout. A magnificent reception hall provides a stunning first impression, featuring oak flooring and an original open fireplace which immediately sets the tone for the elegance that follows. The hall gives access to a number of impressive reception rooms including a refined study, a superb formal lounge with an attractive feature bay window overlooking the front gardens, and a truly outstanding formal dining room complete with oak flooring and beautiful wall panelling, creating the perfect setting for entertaining family and friends. The heart of the home is undoubtedly the well-appointed farmhouse-style kitchen, fitted with a traditional gas-fired Aga and offering an ideal space for everyday family life. A useful cloakroom/WC completes the ground floor accommodation. Furthermore, accessed from the reception hall, are stairs leading down to a useful cellar, split into two areas with one used for storage and the other as a handy utility area. To the first floor, a spacious and elegant landing is flooded with natural light courtesy of a feature window and impressive domed skylight positioned above the stairwell. All five bedrooms are generous doubles, each displaying the same charm and character synonymous with the rest of the property. The magnificent principal bedroom mirrors the lounge below, enjoying a beautiful bay window currently utilised as a seating area overlooking the gardens. The fifth bedroom, presently used as guest accommodation, benefits from its own three piece en-suite shower room. The family bathroom is beautifully appointed and features a traditional claw foot bath, pedestal wash basin and WC, while a recently modernised wet room, complete with a stunning diamond-cut feature window, provides additional luxury and convenience. Externally, The Lees enjoys a superb setting within mature grounds extending to approximately 0.25 acres. The front of the property is approached via beautifully maintained and manicured lawns, creating an impressive arrival experience. To the rear, a private lawned garden provides an excellent space for outdoor entertaining and family enjoyment, incorporating a patio area, BBQ terrace, and double gates to the side, offering the potential for additional parking if required. Beyond the property's impressive accommodation, its location is equally appealing. Astley Bridge remains one of Bolton's most sought-after residential areas, particularly for families, thanks to its excellent educational provision, local amenities and commuter links.

The property is conveniently situated for a number of highly regarded schools including Canon Slade School, Sharples School, Smithills School, Thornleigh Salesian College and St Paul's C of E Primary School, whilst the prestigious independent Bolton School, regarded as one of the country's leading private schools, is also within easy reach. For those commuting throughout Greater Manchester and beyond, the property is ideally positioned with excellent access to Bolton town centre, Bromley Cross, Bury, Manchester City Centre and the surrounding motorway network via the nearby A666, connecting with the M61, M60 and wider North West road network. Rail services from both Bolton and Hall i' th' Wood stations provide regular connections across the region. Everyday amenities are exceptionally well catered for, with a variety of shops, restaurants, cafés and supermarkets nearby, including Asda Astley Bridge, together with extensive retail and leisure facilities available within Bolton town centre. Nature lovers and families alike will appreciate the abundance of nearby green spaces and leisure attractions. The renowned Smithills Hall Estate and Smithills Farm, together with Moss Bank Park, Barrow Bridge, Jumbles Country Park and Reservoir and the extensive trails of Smithills Moor, provide countless opportunities for countryside walks, outdoor recreation and family days out, all within easy reach of the property.

The Lees is far more than simply a home; it is a rare opportunity to acquire a piece of Bolton's rich heritage. Combining over three centuries of history, exquisite period features, beautifully proportioned accommodation and outstanding family gardens, this exceptional Grade II Listed residence occupies a prime position close to highly regarded schools, excellent amenities and beautiful open countryside. Properties of this calibre and significance seldom come to the market, and internal inspection is essential to fully appreciate the scale, character and quality of accommodation on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

Bathroom:
Downlights, skylight, three piece suite incorporating a wc, pedestal sink, claw foot free standing bath with mixer tap, wooden flooring.



Wet room:
Downlights, diamond cut feature window to the side, radiator, extractor fan, underfloor heating, wall mounted sink and shower with tiled floor and walls.



Outside:
The Lees enjoys a superb setting within mature grounds extending to approximately 0.25 acres. The front of the property is approached via beautifully maintained and manicured lawns, creating an impressive arrival experience. To the rear, a private lawned garden provides an excellent space for outdoor entertaining and family enjoyment, incorporating a patio area, BBQ terrace, and double gates to the side, offering the potential for additional parking if required.



ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch:

Wall lamps, terracotta tiling, picture rail, door into the reception hall.

Reception hall: 16' 9" x 13' 9" (5.1m x 4.2m)

Ceiling light point, oak flooring, original open fire place with tiled hearth and wood surround, wood panelling to the walls, radiator, coving to the ceiling, single glazed window to the side, oak staircase with under stairs storage leading to the first floor landing.



Study: 14' 9" x 17' 5" (4.5m x 5.3m)

Ceiling light point, coving to the ceiling, dual aspect single glazed windows to the front and the side, original open fire with tiled hearth and wood surround, radiator.



Lounge: 18' 4" x 14' 5" (5.6m x 4.4m)

Ceiling light point with rose, coving to the ceiling, original open fireplace with tiled hearth and wooden surround, large feature single glazed bay window overlooking the lawned front garden.



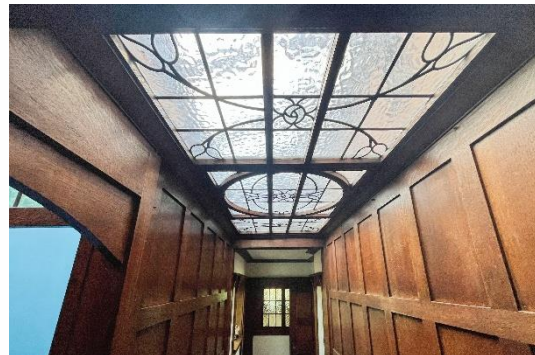
Dining room: 22' 4" x 19' 4" (6.8m x 5.9m)

Downlights, coving to the ceiling, wood beams to the ceiling, single glazed window to the front incorporating a door leading to the lawned garden, oak flooring, single glazed leaded windows to the rear, original open fireplace with tiled hearth and original oak wooden fire surround.



Inner hallway:

Oak wooden panelling to the walls, oak wood flooring, single glazed leaded window to the rear, feature lighting



Cloakroom w.c: 12' 6" x 3' 7" (3.8m x 1.1m)

Downlights, radiator, sink, wc, skylight, oak wooden flooring with oak wooden panelling to the walls.

Inner hallway:

Ceiling light point, terracotta tiled floor, single glazed window to the side.

Kitchen breakfast room:

Downlights, single glazed windows to the side and the rear, terracotta tiled flooring, range of fitted wall and base units with complimentary wooden worktops incorporating a Belfast sink with mixer tap, gas Aga, integrated dishwasher, washing machine, dryer and freezer with space for and additional fridge.



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Cellar:

Two cellar rooms used for storage and for laundry with electrical points and a Belfast sink with a mixer tap.

Landing:

Ceiling light point, feature domed skylight providing plenty of natural light, single glazed window to the side, coving to the ceiling.

**Bedroom 1:**

Principal bedroom with feature bay window, wooden flooring, radiator, coving to the ceiling, ceiling light point, cast iron fire with tiled hearth and marble surround.

**Bedroom 2:**

Ceiling light point, loft access, single glazed window to the front overlooking the garden, radiator, wooden flooring, wood beam to the ceiling, feature fire surround with tiled hearth.

**Bedroom 3:**

Ceiling light point, picture rail, wooden flooring, beam to the ceiling, loft access with pull down ladder, fitted wardrobes, single glazed window to the side, radiator, open fireplace with feature surround.



Bedroom 4:

Ceiling light point, single glazed window to the side, radiator, wood beams to the ceiling.



Bedroom 5:

Ceiling light point, radiator, single glazed window to the front, wooden flooring, picture rail, feature fireplace with tiled hearth and surround.



En suite:

Ceiling light point, single glazed window to the side, wooden flooring, three piece suite incorporating a wc, pedestal sink, bath with mixer tap, radiator, tiled splashback to the walls.

