



# Round Barn

TURTON

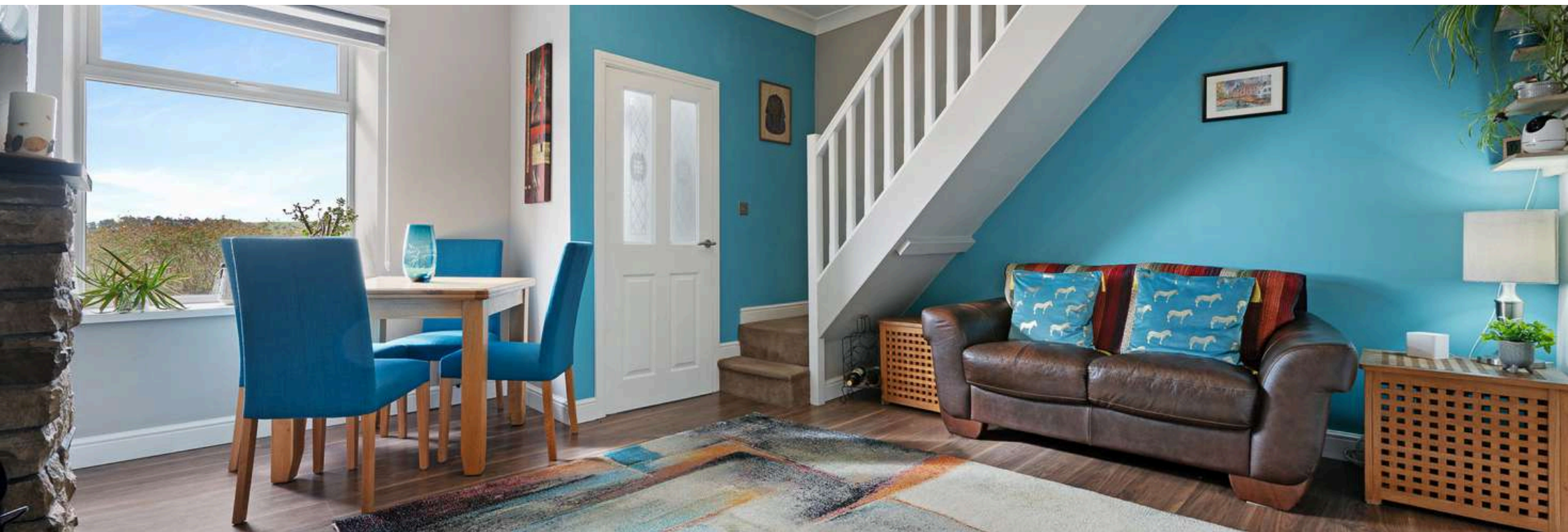


## A Characterful Country Home

Tucked away on the rural fringes of Edgworth, 16 Round Barn is a home with heart – where history, craftsmanship, and countryside charm come together in perfect harmony. Once two quarrymen's cottages, now thoughtfully combined, this double-fronted stone residence delivers generous space, timeless character, and modern-day sophistication in one unique and welcoming package.

# A Warm Welcome

From the moment you arrive, the home's handsome stonework, symmetry, and cottage windows sets a tone of warmth and authenticity. Step through the porch and into the first of two inviting reception rooms: a spacious living room with a feature stone fireplace, teal accent wall, and walnut-toned flooring. Natural light pours through the front window, highlighting every charming detail.





## Hub Of The Home

To the rear, the kitchen captures the best of both worlds – contemporary design meets homely comfort. Sleek grey, concrete-effect cabinetry pairs beautifully with seamless Corian worktops and a matching breakfast bar, perfect for morning coffee or casual dining. Integrated Neff and Bosch appliances – including twin ovens, an induction hob, extractor, dishwasher, and twin fridge-freezers – make this a dream kitchen for both daily life and entertaining.

The kitchen's thoughtful layout and soft palette are accentuated by light streaming through the rear window and door, leading directly out to the garden.

Next door, the utility room continues the stylish yet practical theme with white country-style cabinetry, dark laminate worktops, and plumbing for laundry appliances – alongside direct garden access and a convenient downstairs WC.





## Savour The Views

Through a glazed door, discover a large lounge — a peaceful haven framed by countryside views. Two large windows capture the rolling green beyond, while a stone fireplace and soft carpeting create the perfect setting for quiet evenings or lively gatherings alike.

Both reception rooms balance rustic character with refined décor — a blend of soft neutrals, textured finishes, and heritage accents that make the space instantly feel like home.



## And So To Bed...

Upstairs, three bedrooms promise peaceful rest and rural views. The principal suite is the perfect retreat, with two windows overlooking the countryside, a wall of built-in wardrobes with mirrored panels, and a leather-effect feature wall adding subtle luxury. The en-suite offers a hotel-style finish – travertine tiling, walk-in double shower, contemporary vanity unit, and WC.

The second bedroom is another generous double, with twin front-facing windows and a statement blue geometric feature wall. The third, smaller bedroom serves beautifully as a nursery, home office, or cosy reading nook.





## Soak & Unwind

The family bathroom is a showstopper, with a freestanding bath, separate glass shower enclosure, wall-hung vanity, WC, and rich copper-bronze floor tiles that add warmth and drama.





## Outdoor Oasis

Outside, the garden is a generous, private sanctuary a large lawn perfect for family life, al fresco dining, or simply soaking up the peace of the surrounding countryside. Beyond the main garden lies an additional plot of land to the side, offering exciting scope for a garage, vegetable garden, or further landscaping.

There's also the opportunity to create gated off-road parking a rare and valuable feature in such a scenic setting.



# Out & About

Set along Blackburn Road, the home enjoys the best of both worlds — country calm with easy connections. Between the charming villages of Edgworth and Huddlesden, you will find rural life with convenient access to urban amenities.

Nestled near Edgworth, this location offers a rich tapestry of outdoor experiences right at your doorstep. The proximity to Turton, Entwistle, and Wayoh reservoirs presents a perfect setting for nature lovers, with footpaths and trails inviting families and dog walkers alike into a world where woodland walks and waterside strolls are part of everyday life.

The charming Strawbury Duck Pub and Holdens Ice Cream Parlour in Edgworth village add a delightful culinary aspect to the outdoor adventures. It's not just about the walks and nature; the village caters to a variety of needs and tastes with its locally renowned ice cream parlour, pubs, butchers, hairdressers, beauticians, and essential services like a Post Office and café.

For those interested in leisure activities, Round Barn doesn't disappoint. You're minutes from Moor View Equestrian Centre, a short drive from Edgworth Cricket Club, which welcomes both adults and children, to the MUGA all-weather pitches available for private hire or community use, and opportunities to play bowls at the Barlow or simply enjoy a family day out at the park, the village seems to embody a community spirit with something for everyone.

Commuting is simple too, with the M65 offering swift links to Preston, Blackburn, and beyond — or take a leisurely route to Bolton or Bury for shopping, dining, and leisure.

16 Round Barn isn't just a house — it's a home with history, heart, and soul. A place to live the good life, where mornings start with birdsong and evenings end with sunsets over the hills.



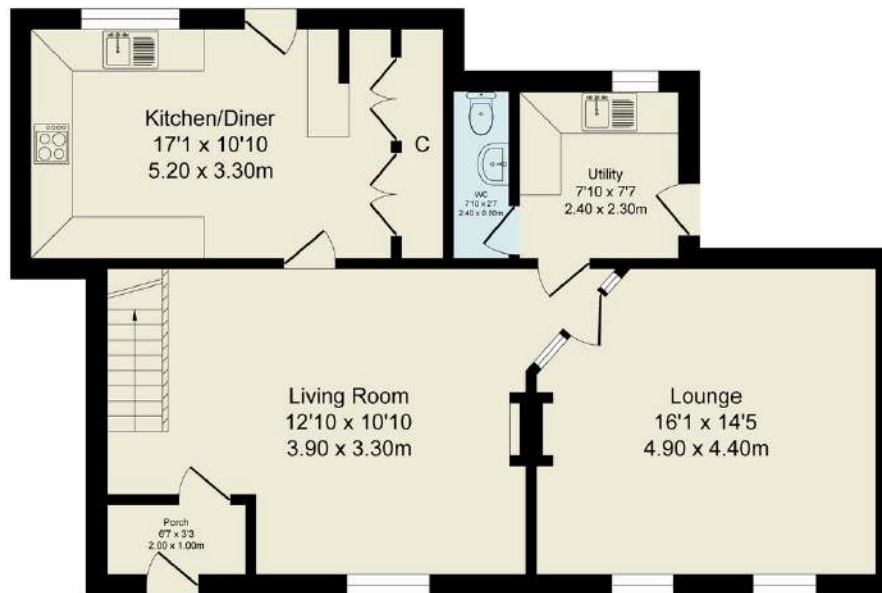
# The Finer Details

- Elegant Double-Fronted Cottage
- No Onward Chain, Ready for a Smooth and Stress-free Move
- Three Bedrooms Including Principal Bedroom with En-suite
- Contemporary Bathroom with Free-Standing Bath and Separate Shower
- Two Generous Reception Rooms Both with Welcoming Open Fires
- New Kitchen with Breakfast Bar and Neff/Bosch Appliances
- Downstairs WC & Utility Room
- Large Garden with Open Countryside Views
- Septic Tank
- Blackburn With Darwen Council Tax Band D
- Freehold

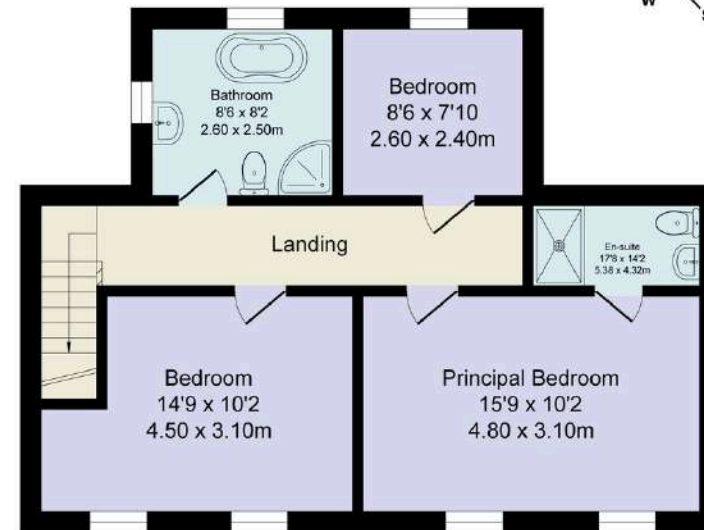
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Total Approx. Floor Area 1433 Sq.ft. (133.2 Sq.M.)

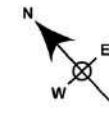
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 837 Sq.Ft (77.8 Sq.M.)



First Floor  
Approx. Floor Area 596 Sq.Ft (55.4 Sq.M.)



WAINWRIGHTS  
ESTATE AGENTS

To view Round Barn,  
Call 01204 773556 or email [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)