



Old School Cottages Cox Green Road, Egerton
£525,000

Miller Metcalfe
Every step of the way

Old School Cottages Cox Green Road

Egerton, Bolton

**** OLD SCHOOL COTTAGES OFFERED WITH NO ONWARD CHAIN**** This exceptional three/four bedroom semi detached stone cottage, built circa 1800, offers an abundance of charm and character throughout, making it an ideal family home in a truly stunning location with breath taking countryside views. Thoughtfully extended to create a spacious and well presented living environment, the property seamlessly blends period features with modern comforts. The welcoming entrance hall leads to a generously proportioned lounge with views over the open countryside, where exposed beams and a wood burner provides a warm and inviting atmosphere. Adjacent to the lounge, the dining room/bedroom four is perfect for entertaining guests or enjoying family meals with double doors to the rear aspect, while the stylish and contemporary open plan kitchen is fitted with a range of Bosch high quality units and integrated appliances including integrated fridge and freezer, main oven, combination oven and microwave, two plate warmers, space for washing machine and dryer, coffee station, integrated dishwasher, induction hob, breakfast island, catering to the needs of any aspiring chef. There are also bi-folding doors leading to the rear garden. Downstairs there is a Luxury bathroom it is fitted with a four piece suite with corner jacuzzi bath with jets, walk in shower, low level w.c and wash hand basin. The property also benefits from a study ideal for anybody working from home. Upstairs, the property boasts three well appointed spacious bedrooms, each with its own unique character and ample space for furnishings. The principal bedroom benefits from stunning open views, creating a peaceful retreat at the end of the day. There is a shower room also to the 1st floor fitted with a three piece suite. Throughout the home, original features such as stone walls, exposed woodwork, and traditional windows with shutters have been carefully maintained, adding a sense of history and authenticity to the interiors. Outside are good sized gardens to the front and rear. The rear garden includes a large Indian Stoned flagged patio area, water feature and storage shed. The property has a recently fitted new boiler and new radiators. The cottage is presented in excellent decorative order, with neutral tones and quality flooring enhancing the sense of light and space. Additional features include ample storage options, gas central heating, and double glazing, ensuring comfort and efficiency all year round. Situated in a highly sought after rural setting, the property enjoys a sense of privacy and tranquillity, yet remains within easy reach of local amenities, reputable schools, and transport links for commuting further afield. This rare opportunity to acquire a beautifully maintained and characterful family home in such a picturesque location is not to be missed. Early viewing is highly recommended to fully appreciate the quality, style, and unique appeal this charming

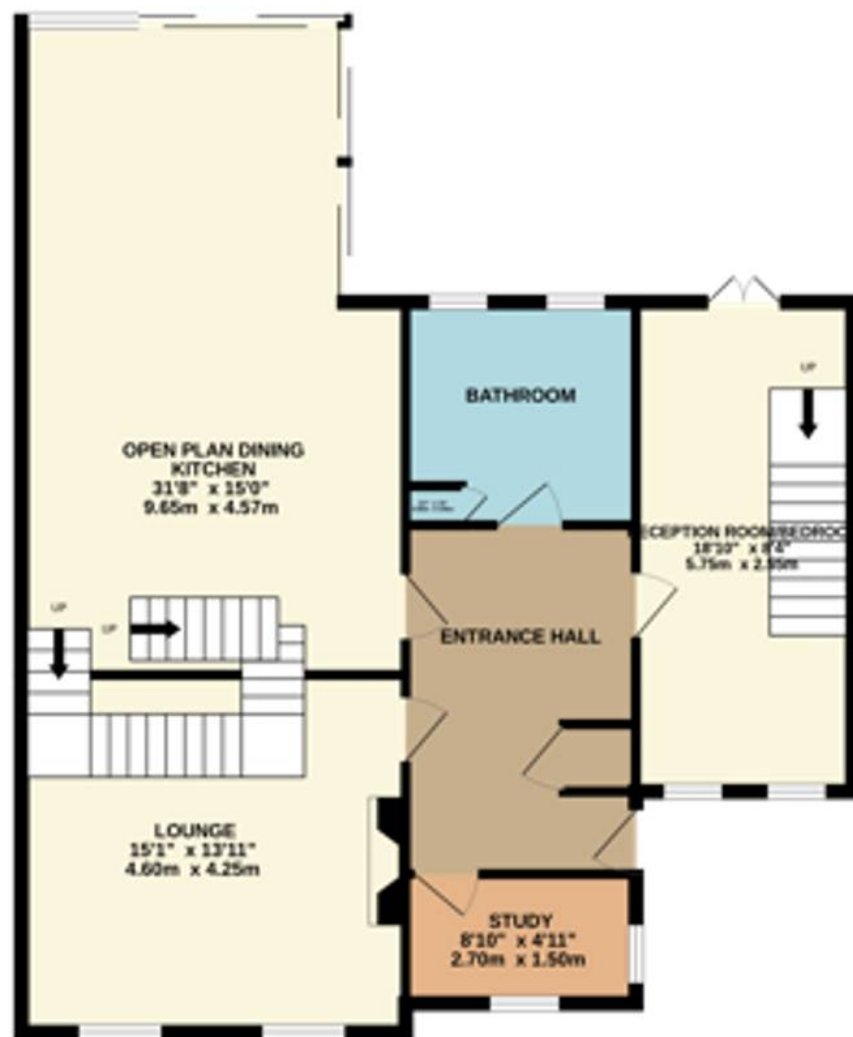




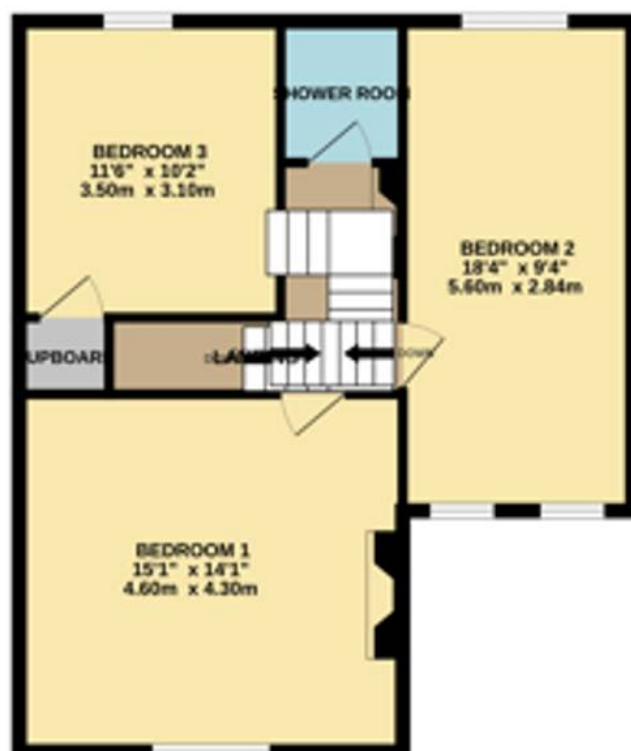




GROUND FLOOR
945 sq. ft. (87.8 sq. m.) approx.



1ST FLOOR
575 sq. ft. (53.5 sq. m.) approx.



TOTAL FLOOR AREA : 1520 sq. ft. (141.2 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.
Made with Metropix ©2025