Claves.

Broadhead Road

Bolton, BL7 0JR

Offers over £465,000

4 3 1 B

Set within a tranquil semi-rural setting in Crowthorn, this three-storey stone property is deceptively spacious, offering over 1,900 square feet of modern accommodation ideally suited for family life.

The home offers an attractive balance between rural tranquillity and everyday practicality where you can wake up to open countryside views and enjoy scenic walks from your doorstep. It is particularly attractive for those in search of a countryside and village lifestyle. Whether it's walking, running, cycling, or sailing - you are spoilt for choice! There are several top golf clubs nearby too. Just minutes away, the vibrant village of Edgworth offers charming village amenities and a true community feel, while nearby road and rail links keep you well connected for commuting.

A brief overview of the interiors includes a large open-plan kitchen with island and dining area, a spacious open aspect lounge, a utility room, downstairs WC, and a generous entrance hall. The property offers four double bedrooms, including a dressing room and en-suite to the master bedroom, along with an en-suite to the second bedroom and a family bathroom. Externally, the property benefits from private parking for two cars, a large secluded lawned garden, and a substantial stone-paved patio garden. The location enjoys a quiet and peaceful countryside setting, while still providing easy access to Edgworth village and the motorway network.

Living Space

The modern kitchen with island is a high-quality Siematic kitchen, finished with Dekton worktops and a stylish range of cabinetry with a light wood-effect finish. A comprehensive range of integrated appliances includes an oven and combination microwave, dishwasher, fridge, freezer, four-ring hob with matching extractor hood, and an inset sink with contemporary chrome tap. The kitchen provides an abundance of space for family life and serves as a fantastic social hub, complete with bar seating for four. It flows seamlessly into the dining area, making it highly practical for everyday living as well as entertaining family and friends.

Adjacent to the kitchen is a spacious utility room, offering plumbing and allocated spaces for a washing machine and dryer, along with additional worktop space and ample storage to keep shoes, coats, and other everyday items neatly tucked away.

Situated off the dining area are floor-to-ceiling windows and a glass door leading onto the lawned garden, where scenic views of the surrounding countryside can be enjoyed.

A well-proportioned lounge also flows off this large open-plan living space and is finished in contemporary neutral tones, allowing you to simply move in, unpack, and enjoy.

The entrance hall is also an excellent size, continuing the sense of generous proportions, and there is a downstairs WC, further catering to the demands of modern family life.

Bedrooms & Bathrooms

On the first floor is a huge landing, which continues the airy and spacious feel and provides ample space for a home-working area or a children's play or study space.

Each of the three bedrooms on this floor are generous doubles, with one bedroom benefiting from a large three-piece en-suite featuring contemporary neutral tiling to the floor and walls, along with a walk-in shower, vanity basin, and WC.

The family bathroom is also located on this floor, matching the contemporary style of the en-suite and featuring a bath with shower over, vanity basin, and WC.

On the second floor, the spaces are unique in design, with sloped ceilings and Velux windows that further enhance the sense of space and allow you to appreciate the scenic countryside setting. On this floor is the spacious master suite, comprising a large bedroom with gloss white integrated wardrobes, a three-piece shower en-suite, and a dressing room, which the current owner uses as a home office.

Outside Space

The outside space on offer is well suited to growing families and those who enjoy gardening. The large, secluded lawn provides plenty of safe space for children to play, while remaining easily visible from the open-plan living area. The garden enjoys plenty of sunlight and offers attractive kerb appeal, along with potential for further landscaping and gardening options if desired.

The stone-paved garden on the other side of the property provides a practical space for a garden shed and, like the front garden, is ideal for barbeques and al fresco dining during the summer months.

The private parking spaces are situated within a private car park at the rear, which is exclusively for residents and benefits from additional visitor parking spaces.

Location

Located in Crowthorn near Edgworth and enjoying open countryside views, Wheatsheaf House is perfectly suited for those seeking a quieter lifestyle without being too far removed from the convenience of modern-day amenities, while still having miles of beautiful scenery right on the doorstep.

Edgworth is just a couple of minutes' drive or a scenic stroll away and is a bustling countryside village surrounded by beautiful scenery. The village offers a selection of amenities including cafés, pubs, restaurants, and independent shops. Situated next to Edgworth Cricket Club, The Barlow serves as the village's community hub and is a fantastic local asset, featuring a coffee shop and bar, library and snooker room, all-weather sports pitch, and children's playground. Holdens & Co ice creamery and village store is also a firm favourite amongst locals.

A wider range of country pubs, eateries, independent shops, leisure facilities, and schools can be found in the nearby areas of Bromley Cross and Harwood.

With outdoor pursuits in abundance, from country walks and running routes to cycling, equestrian facilities, golfing and more, this rural setting is a natural playground.

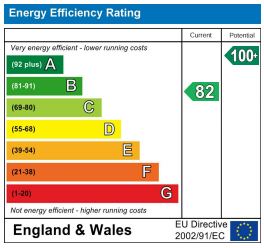
Key Details

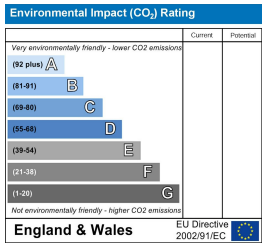
Tax band: G
Tenure: Leasehold
Ground rent: Peppercorn
Heating: Gas boiler and radiators
Boiler: Viessman combi, located in the kitchen, installed approx. 6 years ago, serviced annually
Energy efficiency: 82/B which is considered very good and significantly higher than average
The nature of it being a private development comes with a £20 per month maintenance contribution (covering the private car park and lighting).
The development is managed by a private company, and a person from each household is listed as a director.

Area Map

Floor Plans

Energy Efficiency Graph





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