



Lostock Hall Gatehouse, Ox Hey Lane

Lostock



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PRESTIGE

SINCE 1891

A rare and distinguished opportunity to own a remarkable piece of Lancashire history

Welcome to Lostock Hall Gatehouse - a breathtaking Grade II listed residence believed to date back to the late sixteenth century. Rich in heritage and architectural significance, this extraordinary home has been thoughtfully enhanced over time to introduce refined modern comforts while preserving the heart and character of its original period detailing. The result is an exceptional fusion of timeless elegance and contemporary luxury, seldom found and even more rarely offered to the market.



Welcome Home

Set behind imposing electric gates and nestled on an outstanding plot of just under three quarters of an acre, Lostock Hall Gatehouse occupies one of Lostock's most exclusive and highly sought-after addresses. Situated at the end of Ox Hey Lane and approached via a private road off Chorley New Road, the property offers complete seclusion, tranquillity and distinction.

A sweeping driveway provides multi-vehicle parking and immediately sets the tone: peaceful surroundings, mature trees, manicured lawns and gardens that stretch beautifully across the plot. Designed to be enjoyed in every season, the grounds offer the perfect balance between grandeur and practicality - ideal for alfresco dining, elegant garden parties or a private haven for children to explore.

Living Arrangements

The property is thoughtfully divided into two detached buildings, offering unparalleled versatility and scope for multi-generational living, business use, leisure space or guest accommodation.

The main residence showcases all the character and craftsmanship expected of a home of this era. Original stone frontage, charming mullion windows, feature fireplaces, exposed beams and expansive rooms combine to create an atmosphere that is both historic and deeply inviting.

The ground floor features two impressive reception rooms, each exuding period warmth, along with a beautifully presented country-style kitchen with a range of base and eye-level units. A handy cloakroom completes the downstairs accommodation.





Across the first and second floors, the sense of space and refined quality continues. The first floor hosts three generous bedrooms - one currently utilised as a study and another thoughtfully designed as a dressing room - with the principal bedroom benefiting from a private en-suite. On the second floor, two further double bedrooms await, one complete with its own en-suite bathroom, offering privacy and comfort for family and guests alike.

This is a home that adapts beautifully to modern family living while retaining every inch of its historic charm.









The Second Building

Versatile, impressive and undoubtedly unique.

A short walk from the main residence stands a substantial two-storey detached building, presenting exceptional flexibility for a wide variety of uses. In need of some refurbishment, the property offers strong potential for investors or buyers looking to undertake a renovation project.

The ground floor features a triple garage, intelligently divided into a double and single bay, with the added practicality of a utility room. A rear hallway flows through to a spacious home office/studio and a modern shower room - ideal for home workers, business owners or those seeking separate quarters.

Upstairs, a spectacular games and entertainment room awaits. Currently designed as a snooker room with a home bar and separate WC, this space offers endless possibilities: a private cinema, music studio, gym, guest suite or even a self-contained apartment (subject to necessary consents).

This second dwelling elevates the property into a category of its own, offering rare flexibility that will appeal to families, hobbyists, professionals and entertainers alike.







Location, Location, Location

Perfectly positioned in prestigious Lostock, the property enjoys immediate privacy without compromising convenience. The acclaimed Bolton School is less than five minutes away, while Middlebrook Retail Park is within walking distance - offering supermarkets, leisure facilities, bars and restaurants.

Commuters benefit from exceptional transport links with the M61 moments away, providing swift connections to Manchester, Preston and beyond. Horwich Parkway train station further enhances accessibility with direct routes to key towns and cities



Tenure

Freehold

Local Authority

Bolton Council

Band G

Annual Price: £3778

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic 5 Mbps

Superfast 70 Mbps

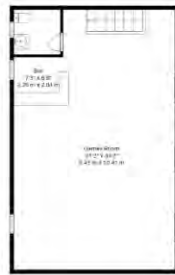
Satellite / Fibre TV Availability

BT

Sky

EPC Rating - To be confirmed





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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