



Woodbine House Mill Lane, Westhoughton, Bolton, BL5 2DN

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CASEY ESTATE AGENTS

**Woodbine House Mill Lane
Westhoughton
Bolton
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Truly stunning detached family home, having been re-imagined by the current owners who have managed to blend original features with modern living to create this fabulous property. Offering spacious accommodation of over 3100sqft, simply reading about it is certainly not enough to appreciate the love, attention to detail and standard of property on offer, with five bedrooms two with en suite plus two further shower / bathrooms 3 receptions plus kitchen, utility, gym and useful cellar plus large garage workshops, stunning mature gardens with open views across fields offering complete privacy, Parking for 4 cars, not a stone has been left unturned on this sympathetic yet total transformation.

Built in c1765 this detached property is situated off Mill Lane a quiet and largely unknown road in Daisy Hill, Westhoughton. The property has undergone a stunning transformation by the current owners who have shown a sympathetic eye in keeping feature elements of the original building whilst converting the attached barns into a contemporary and stylish living space. One cannot fail to be impressed by the standard of finish and the attention to detail that has been lavished on this superb family home. The property comprises: Entrance hall, sitting room and office with wood burner, large open plan lounge area with wood burner access to useful cellar room, open plan into living room with feature built in bar area and modern wood burner, dining room with built in booth seating and bi fold doors to garden. Fitted kitchen with built in and integrated appliances and walk in pantry cupboard. Rear hall giving access to garage workshop and stairs up to the guest suite with large double bedrooms and en suite shower room, rear hallway, shower room gym and utility room To the main first floor there is a stunning master suite with dressing area master bedroom and beautiful en suite fitted with a walk in double shower enclosure, twin basins and wc with hidden cistern, three further double bedrooms and family bathroom. Outside there are gardens to die for with an area for everyone whether its chilling under the veranda with its outdoor wood burner, sitting on the decking overlooking the sunken fishpond of sitting in the tree house with the kids this garden has everything you could possibly want. Only by viewing this family home can you truly appreciate all that is on offer.





Entrance Hall

Storage cupboard, Flagstone flooring, stairs, entrance door with leaded fan light over, archway, door to:

Sitting Room

14'11" x 11'0" (4.54m x 3.35m)

UPVC double glazed window to side, double glazed window to front, fireplace set in chimney breast, radiator, ceiling with recessed spotlights.

Office

11'1" x 15'2" (3.39m x 4.63m)

UPVC double glazed window to front, two uPVC double glazed windows to side, feature fireplace with flagged hearth, cast- solid fuel burner stove with glass door in chimney, timber mantle over, radiator.

Split Level Lounge

6'7" x 30'7" (2.00m x 9.33m)

UPVC double glazed bow window to side, fireplace, radiator, tiled flooring, coving to ceiling, Built in bar

area with wine racks and wine cooler, open plan, door to:

Cupboard

Built-in under-stairs storage cupboard with access to useful cellar room.

Living Room

14'7" x 15'1" (4.45m x 4.60m)

UPVC double glazed window to side, twodouble glazed velux skylight, feature fireplace with tiled, wood burning stove with glass door in chimney, chimney breast, built-in double storage cupboard, tiled flooring, two wall lights, Feature double height vaulted ceiling with exposed beams, double door, open plan, door to:

Dining Room

14'1" x 15'1" (4.29m x 4.60m)

UPVC double glazed window to side with shutter, twodouble glazed velux skylight, tiled flooring, four wall lights, Feature double height vaulted ceiling with exposed beams, double glazed bi-fold doors to garden, open plan, door to:

Kitchen

6'7" x 15'1" (2.00m x 4.60m)

Fitted with a matching range of modern base and eye level units with contrasting grey quartz worktops with matching up stands, 1+1/2 bowl stainless steel under counter sink unit with mixer tap, walk in pantry cupboard, drawers and wine racks, integrated fridge/freezer and dishwasher, twin built-in eye level electric fan assisted ovens, four ring hob, built in wine cooler, uPVC double glazed window to side, Flagstone flooring, ceiling with recessed spotlights, door to:

Hall

Built-in storage cupboard, stairs to guest suite, double door, door to:



Garage

UPVC double glazed window to side, remote-controlled roller door, uPVC door to garden, door to:

Hall

UPVC double glazed window to rear, open plan, door to:

Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit with drawers under and mixer tap, low-level WC, heated towel rail, wall mounted mirror with LED lighting, uPVC frosted double glazed window to rear, tiled flooring.

Gym

UPVC double glazed window to side, uPVC double glazed french doors to garden, door to:

Utility

5'1" x 9'8" (1.56m x 2.95m)

Fitted with a matching range of base and eye level units with contrasting worktops, composite sink unit with single drainer and mixer tap, plumbing for washing machine, uPVC double glazed window to rear, uPVC double glazed window to side, ceramic tiled flooring, double glazed door to garden.

Guest Suite

14'3" x 15'10" (4.35m x 4.83m)

Two double glazed velux skylight, uPVC double glazed windows to side with shutter, circular window to front, two radiators, vaulted ceiling with exposed beams, door to:

En-suite

Fitted with three piece modern white suite comprising deep panelled L shaped bath with shower over and glass screen, inset wash hand basin in vanity unit with drawers under and mixer tap, low-level WC, heated towel rail, extractor fan, wall mounted mirror with LED lighting, ceramic tiling to walls and floor.

Landing

Two uPVC double glazed windows to side, uPVC double glazed window to rear, built-in airing cupboard housing, hot water tank, door to:

Dressing Area

5'6" x 12'1" (1.67m x 3.69m)

Three fitted double with hanging rails, shelving and drawers, open plan, door to:

Master Bedroom

14'0" x 15'11" (4.27m x 4.85m)

Two uPVC double glazed windows to side, two double glazed velux skylight, windows to rear, two column

radiators, ceiling with exposed beams, open plan, door to:

En-suite Shower Room

Fitted with a stunning four piece modern white suite comprising tiled double shower with rainfall and hand held shower over, glass screen, wall mounted twin wash hand basin with drawers under and mixer taps, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, double glazed velux skylight.

Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with shower over and folding glass screen and twin wash hand basin in vanity unit with cupboards under and mixer taps, WC with hidden cistern, ceramic tiling to three walls, heated towel rail, wall mounted mirror with LED lighting, uPVC frosted double glazed window to rear, double glazed velux skylight, tiled flooring.

Bedroom 4

9'0" x 13'5" (2.74m x 4.08m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in triple wardrobe(s) with part mirrored sliding door, hanging rails and shelving, radiator, two wall lights.





Bedroom 3

9'2" x 15'2" (2.79m x 4.63m)

UPVC double glazed window to front, bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, radiator, access to with vaulted ceiling with exposed beams and beading, access to decked storage area via a climbing wall.

Bedroom 2

15'1" x 15'4" (4.60m x 4.67m)

Double glazed window to front, radiator, vaulted ceiling with exposed beams.

Outside

Absolutely stunning gardens which are enclosed by mature hedge to front and side, and rear offering a variety of outdoor living spaces that must be seen to be appreciated, a superb glass veranda with outside wood burning stove and wc extensive lawned areas and large multiple paved sun patios, From the front there is a electric gated access onto a concrete concrete imprinted driveway with parking for 4 cars courtesy lit pathway leading to entrance door, Corner plot side and rear gardens, overlooking open fields, enclosed by timber fencing and mature hedge to rear and sides, paved sun patio with lawned area, paved paths and mature flower and shrub borders

beds, access to side, outside wc, with a ornamental sunken pond and decking area. play area with superb tree house accessed via a ramp, large storage shed and fire pit area. Access to garage.

Energy Performance Certificate

More details relating to the energy performance of this property can be found at www.epcregister.com using the postcode to look up

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



