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**WATERMANS COTTAGE AND WINDY HARBOUR COTTAGE, HARBOUR LANE – EDGORTH £1,400,000**

A rare opportunity to purchase two properties, sold as one, in the centre of the always sought after and stunning Edgorth village set within approximately 0.95 acres. Waterman's Cottage and Windy Harbour Cottage are owned by the same family, having previously been one dwelling, but now two. Whilst there are two homes it would be easy to return to one with the potential to do so via the hallway, kitchen or the landing of Watermans Cottage. These properties are situated within an enviable position, accessed via Harbour Lane, with a long sweeping private driveway that takes you to them, surrounded by fields and having stunning views of the Wayoh reservoir which lies adjacent. Edgorth is a fantastic place to live if you're looking for semi rural living. There are many local amenities within the area including ever-popular Edgorth Cricket Club, the Black Bull, Chetham Arms or Strawberry Duck which are all great places to stop and refuel after enjoying the wonderful walks that are available around the local Wayoh and Entwistle reservoirs. Within easy walking distance to Edgorth School and on the Turton High School bus route, Edgorth village also has many local shops including a butchers and post office with beautiful food to be had at the wonderful Spread Eagle McLeod 9 restaurant. Whilst Edgorth is a village within a rural setting, there is good access to Bolton, Bury and Darwen. Bromley Cross train station is just a short drive away which will take you to Manchester along with the M61 and M66 motorway networks. The properties themselves offer good size accommodation throughout. In total there are currently six double bedrooms between the two with four being in Waterman's Cottage. This property is the main residence and has been lovingly modernised throughout. You enter the property to a bright entrance hallway which gives access to a good sized lounge and also the hub of the home, the kitchen/dining room. The conservatory, complete with warm roof and spotlights adds to the living space and gives access onto the simply beautiful garden at the rear. There is also an office room and utility/wc to the ground floor which has a door leading to the double garage. The first floor has a family bathroom and four double bedrooms with the master having an en-suite. Windy Harbour Cottage, the left hand property, has an entrance hallway, two double bedrooms, with a kitchen/diner, snug and conservatory to the ground floor whilst the first floor is a lounge which takes advantage of the stunning views over fields and the Wayoh reservoir via the triple aspect windows. Externally the property sits within approximately 0.95 acres with beautiful lawns all around. The sweeping driveway sets the scene and takes us to the properties, provides parking for multiple vehicles whilst leading to the double garages. These simply wonderful homes must be viewed to not only appreciate the accommodation but also the scope they offer to combine as a single property, leave and have two families living together, yet apart or to offer an income via an Airbnb. Aside from the properties the land, privacy, location and views set this property apart from anything else in the centre of Edgorth.

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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**WATERMANS COTTAGE**

**Entrance hallway: 14' 0" x 9' 11" (4.27m x 3.01m)**  
Downlights, radiator, underfloor heating, stone tiled floor, under stairs storage and additional storage cupboard.

**Lounge 19' 1" x 14' 1" (5.82m x 4.28m)**  
Downlights, going to the ceiling, double glazed windows to the front, tiled flooring with underfloor heating, gas effect stove, radiator.



**Kitchen/Diner 29' 6" x 11' 7" (9.00m x 3.52m)**  
Downlights, range of fitted wall and base units with centre island, extractor fan, space for a multi fuel range oven, integrated dishwasher, microwave, space for an American style fridge/freezer, tiled flooring, wall mounted vertical radiator.



**Externally**  
Externally the property sits within approximately 0.95 acres with beautiful lawns all around. The sweeping driveway sets the scene and takes us to the properties, provides parking for multiple vehicles whilst leading to the double garages.

**Garage One 19' 6" x 16' 5" (5.95m x 5.00m)**  
Ceiling light point, up and over electric double garage door.

**Garage Two 17' 1" x 8' 1" (5.21m x 2.47m)**  
Ceiling light point, currently being used as a storage room however would be easy to turn back into a traditional garage by removing the snug.



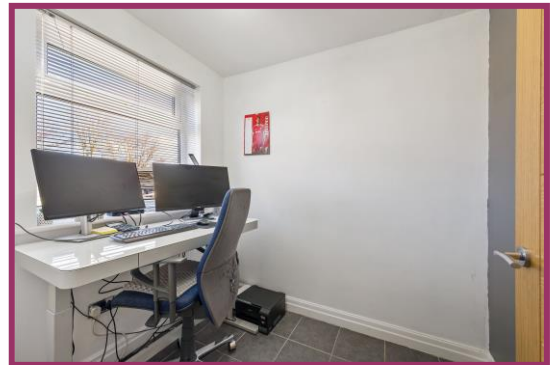
**Conservatory 19' 1" x 12' 8" (5.82m x 3.87m)**

**Downlights, wall mounted vertical radiator, tiled flooring with underfloor heating, double glazed windows, double glazed French doors leading to the patio at the rear.**



**Utility & W/C 10' 1" x 7' 3" (3.08m x 2.22m)**

**Ceiling light point fitted wall and base units with space for a washing machine, dryer, wc with wash hand basin, tiled floor with splashback to the walls.**



**Office 7' 3" x 5' 9" (2.20m x 1.75m)**

**Ceiling light point, double glazed window to the rear, wall mounted electric heater.**

**Landing**

**Ceiling light point, downlights, loft access, coving to the ceiling, air purifying unit, potential access to knock through to Windy Harbour Cottage.**

**Master Bedroom 13' 5" x 11' 7" (4.08m x 3.53m)**

**Downlights, coving to the ceiling, fitted wardrobes, double glazed window to the front, radiator, laminate effect flooring.**



**En-suite 10' 10" x 5' 4" (3.29m x 1.63m)**

**Downlights, extractor fan, three-piece suite incorporating a WC, vanity unit within inset ceramic sink, walking shower cubicle, wall mounted vertical light a radiator, double glazed window to the front, tiled walls and floor.**



**Bedroom Two 11' 8" x 10' 5" (3.55m x 3.18m)**

**Downlights, radiator, double glazed windows the rear, fitted wardrobes, coving to the ceiling.**



**Bedroom Three 11' 7" x 9' 11" (3.52m x 3.03m)**

**Downlights, fitted wardrobes, coving to the ceiling, radiator, double glazed window to rear.**



**Bedroom Four 11' 7" x 8' 4" (3.52m x 2.54m)**  
**Ceiling light point, coving to a ceiling, fitted wardrobes, laminate effect flooring, radiator, double glazed window to the rear.**



**Bathroom 9' 11" x 5' 7" (3.02m x 1.70m)**

**Downlights, double glazed windows to the front, three-piece suite incorporating a WC, pedestal sink, large walk in shower cubicle, radiator, tiled flooring with splashback to the walls.**



## WINDY HARBOUR COTTAGE

### Entrance hallway

Downlights, coping to a ceiling, radiator, laminate effect flooring.



### Kitchen/Diner 16' 10" x 11' 5" (5.14m x 3.48m)

Downlights, double glazed window to the rear, door to the rear, double glazed French doors leading to the conservatory, range of fitted wall and base units with one and a half bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, extract fan, gas hob, double electric oven, radiator, tiled floor with splashback to the walls.



### Conservatory 12' 6" x 10' 5" (3.81m x 3.18m)

Wall lamp, double glazed windows, double glazed French doors leading to the patio, laminate effect flooring.



### Bedroom One 12' 11" x 12' 7" (3.94m x 3.83m)

Downlights, coving to the ceiling, radiator, fitted wardrobes, double glazed window to the side.



**Bedroom Two 13' 0" x 12' 8" (3.95m x 3.87m)**

**Downlights, double glazed window to the front, coving to the ceiling, radiator, fitted wardrobes.**



**Bathroom 6' 8" x 6' 0" (2.03m x 1.84m)**

**Downlights, extractor fan, double glazed window to the side, three-piece suite incorporating a vanity unit with sink, WC, panel bath with shower above, tiled floor and walls, radiator.**



**Snug 12' 4" x 7' 0" (3.77m x 2.13m)**

**Downlights, wall mounted electric heater.**

**Living Room 26' 5" x 16' 10" (8.06m x 5.12m)**

**Ceiling light point, coving to the ceiling, wall lamps, triple aspect double glazed windows showcasing far reaching views over the Wayoh reservoir, electric feature fire and surround, loft access.**

