BEN ROSE

Whitehill Meadow, Blackrod, Bolton

Offers Over £849,995

Ben Rose Estate Agents are pleased to present to market this exceptional five-bedroom, stone-built detached property, situated within an exclusive gated development on the edge of the highly sought-after Rivington countryside. One of just three luxury homes within this private setting, the property offers spacious and versatile family accommodation alongside the significant benefit of a fully self-contained one-bedroom annexe, making it an ideal choice for multi-generational living, accommodating a dependent relative or providing independent space for a teenager. The home enjoys a peaceful position while remaining conveniently placed for local amenities, highly regarded schools, countryside walks and outdoor pursuits. Excellent transport links are also close by, with the A6 and M61 providing straightforward access towards Chorley, Preston, Bolton and Manchester, while nearby train stations offer further connections for commuters.

Entering the main home, the welcoming hallway provides access to a useful study, ideal for those working from home, as well as a convenient WC. The spacious lounge offers a comfortable setting for relaxing and entertaining, while the impressive kitchen/dining room forms the heart of the home, offering an excellent range of fitted units and integrated appliances alongside ample space for family dining. Bi-folding doors open out towards the rear garden, creating a seamless connection between the indoor and outdoor spaces. A separate snug also overlooks and opens onto the garden, providing an additional versatile reception space, while a practical utility room completes the ground floor accommodation. The property further benefits from underfloor heating throughout the ground floor.

Moving upstairs, the first floor provides four generously proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a spacious four-piece en-suite, complete with both a bath and separate shower. The remaining bedrooms are all well-sized, with two enjoying views across the surrounding open countryside, and are served by a modern family bathroom. Separately positioned from the main residence, the self-contained annexe provides superb additional accommodation, comprising an open-plan living/kitchen/dining space with integrated appliances and doors opening onto the garden, together with a spacious double bedroom featuring fitted wardrobes and its own modern en-suite shower room. This fantastic addition offers a wealth of possibilities and further enhances the versatility of the property.

A particular highlight of this exceptional home is the separate, fully self-contained one-bedroom annexe, offering a fantastic degree of flexibility to suit a variety of lifestyles. Ideal for multi-generational living, accommodating a dependent relative, providing independent space for an older child or teenager, or simply creating a private guest suite, the annexe comprises a spacious open-plan living, kitchen and dining area with doors opening out onto the garden. There is also a generous double bedroom with fitted storage, complemented by a modern en-suite shower room. This superb additional accommodation significantly enhances the versatility of the property and presents an increasingly desirable feature for modern family living.

Externally, the property is approached via shared remote-controlled gates, leading to a substantial gravel driveway providing off-road parking for approximately four to six vehicles, alongside a lawned frontage. To the rear is a generous, south-facing garden, offering an excellent space for both family life and entertaining. An extensive patio area provides plenty of room for outdoor dining and summer gatherings, leading onto a large lawn ideal for children and pets. The garden also benefits from a substantial summerhouse/garden room, offering excellent potential for use as a home gym, workshop or additional recreational space. Combining an exclusive gated setting, spacious family accommodation, a versatile self-contained annexe and easy access to both the countryside and major transport links, this outstanding home offers a rare opportunity in a highly desirable location.

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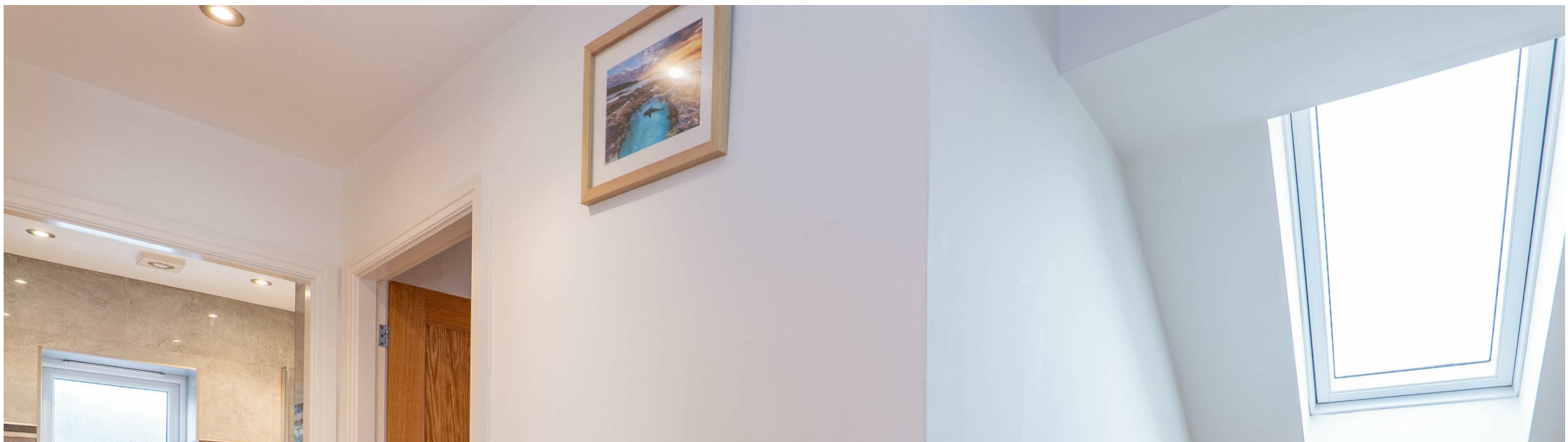

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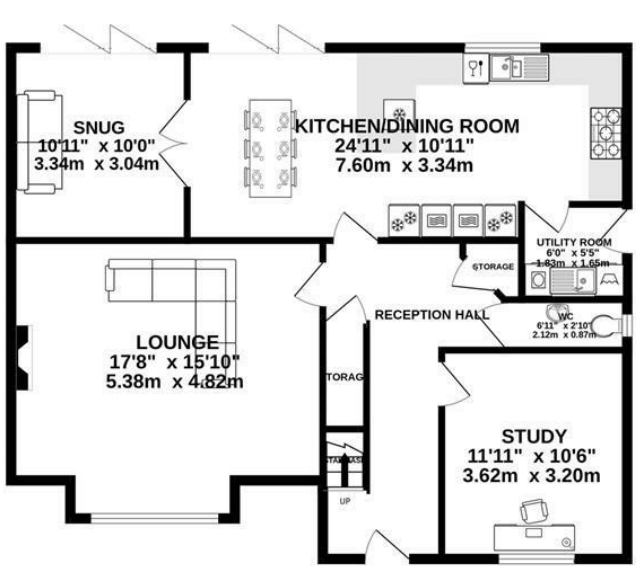
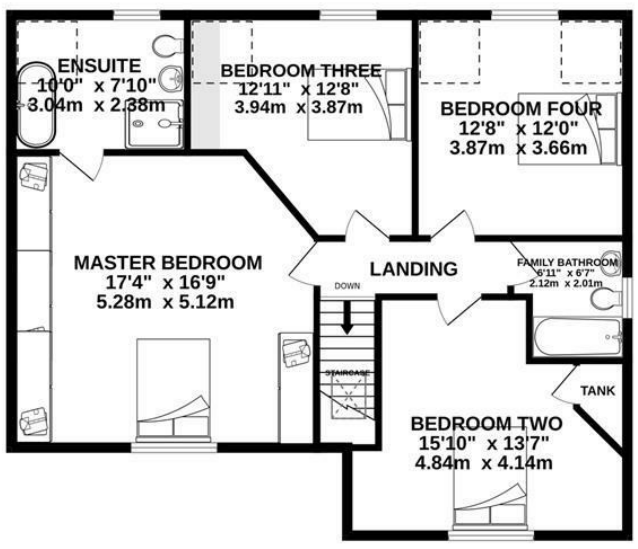
GROUND FLOOR
1462 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR
938 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 2400 sq.ft. (223.0 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.
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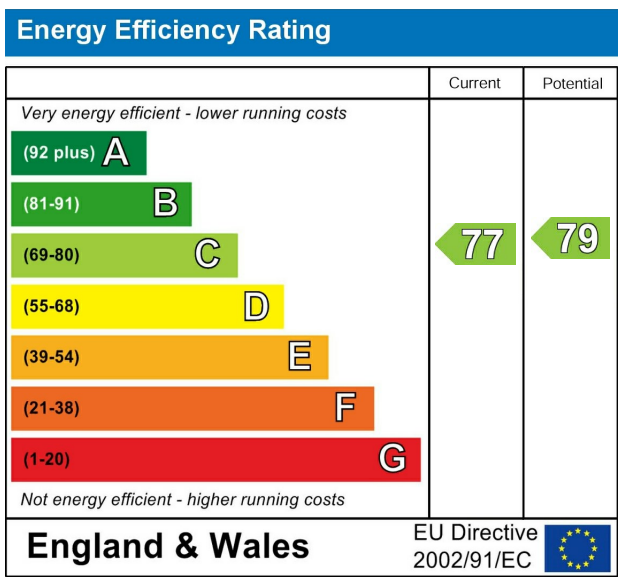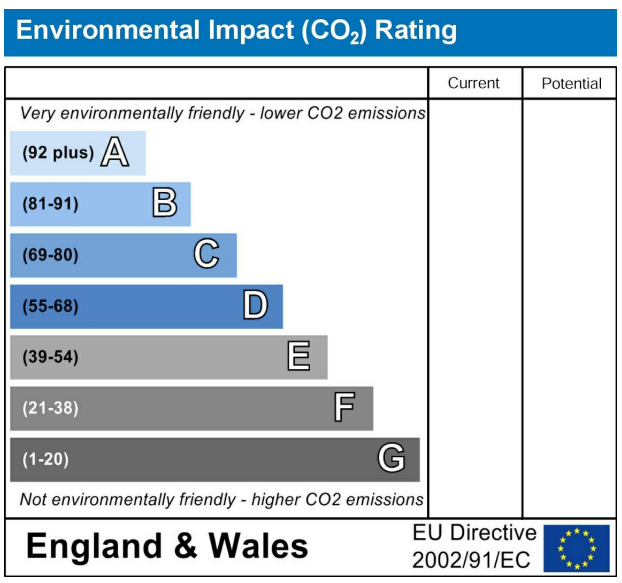
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