BEN ROSE



Plodder Lane, Farnworth, Bolton

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this spacious five-bedroom mid-terrace barn conversion, set across three floors in a sought-after semi-rural location in Farnworth, Bolton. Offering an abundance of living space and endless potential, this unique home presents an exciting opportunity for families, investors, or buyers looking to create a truly bespoke residence. With charming character features already in place, including large fireplaces, exposed architectural details, and stunning arched windows overlooking open fields, the property is perfectly suited for renovation, reconfiguration, or even conversion into an alternative purpose subject to relevant permissions. Positioned within easy reach of Bolton centre, the home benefits from excellent nearby amenities including well-regarded schools, supermarkets, restaurants, and leisure facilities. There are convenient bus routes nearby, easy access to the M61 and surrounding motorway networks, as well as rail links connecting to Manchester, Preston, and beyond, making this an ideal location for commuters and growing families alike.

Upon entering the home, you are welcomed into a spacious reception hall where the staircase, convenient ground floor WC, and internal access to the garage can all be found. The main reception room is generously sized and filled with potential, offering flexibility for a variety of uses such as an additional lounge, games room, home office, or entertainment space. A large feature fireplace creates an attractive focal point, while the bi-folding doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating an excellent indoor-outdoor connection.

The first floor serves as the heart of the home and features a predominantly open plan layout designed for modern family living. The impressive lounge, kitchen, and dining area is enhanced by a beautiful arched window framing delightful views across neighbouring fields, adding both charm and character to the space. There is ample room for relaxing and entertaining, while the bespoke fitted kitchen offers integrated appliances including a fridge/freezer, oven, and Belfast sink. Two of the five bedrooms are also located on this floor, both comfortable doubles that could equally serve as guest accommodation, offices, or hobby rooms. To the second floor, the remaining three bedrooms can be found, all offering good proportions and sharing access to the shower room.

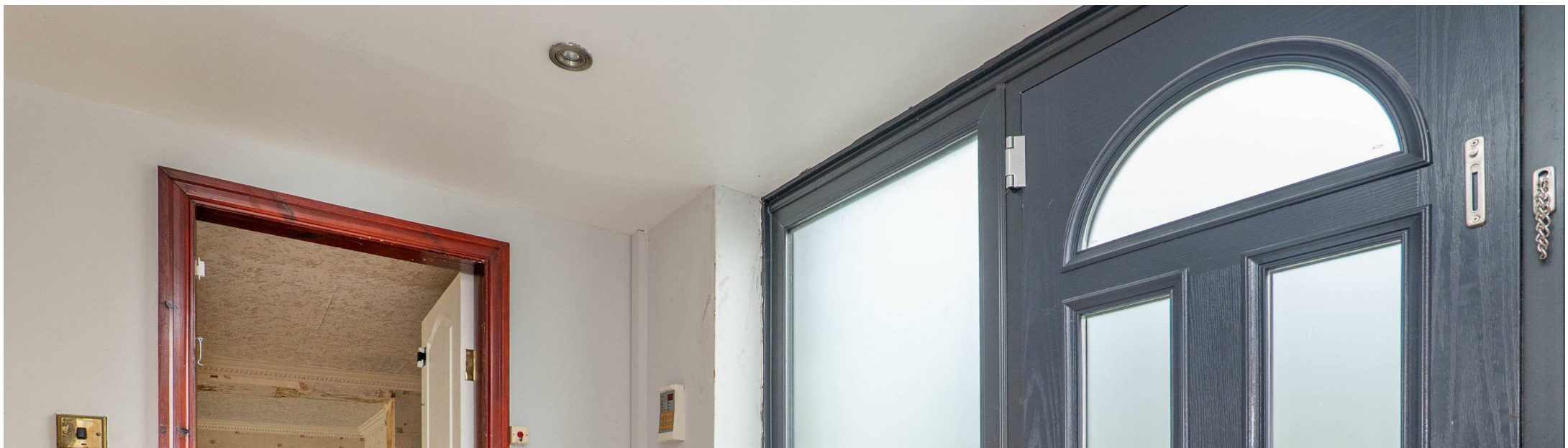
Externally, the property continues to impress with excellent parking options and versatile outdoor space. To the side of the home is off-road parking for three vehicles alongside access to the property and garage. This then leads around to the rear where the main entrance is situated. The gated rear garden provides further flexibility and can accommodate up to an additional four vehicles if desired, while still offering the potential to be transformed into a private family garden or landscaped outdoor entertaining space. With its generous proportions, characterful features, and huge scope for improvement, this distinctive barn conversion offers a rare opportunity to create a truly exceptional home in a highly convenient yet peaceful setting.





























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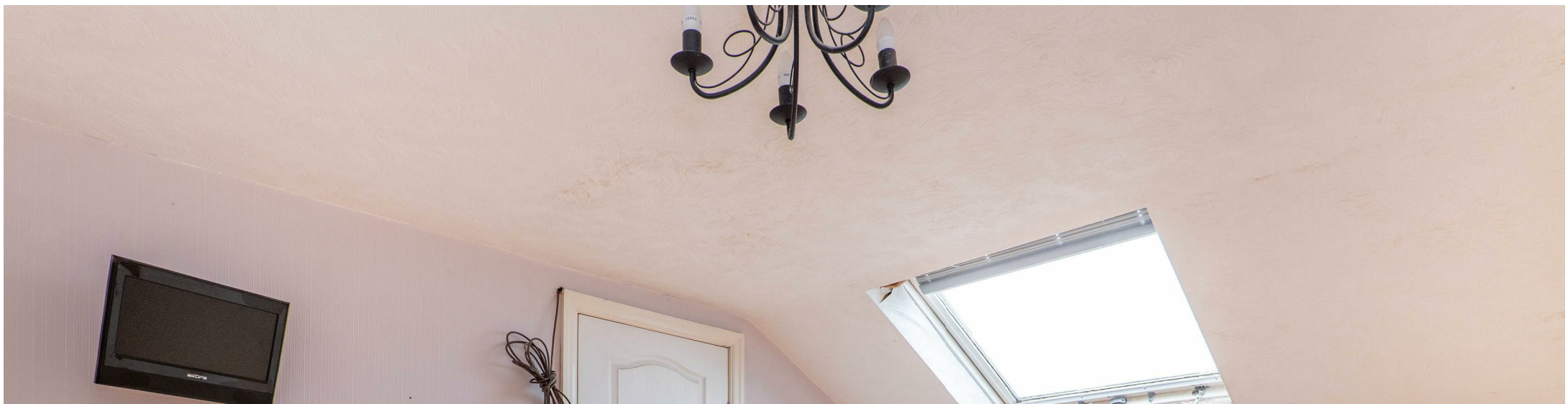




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DINOSAURS
Solar System
A Patch OF BLACK







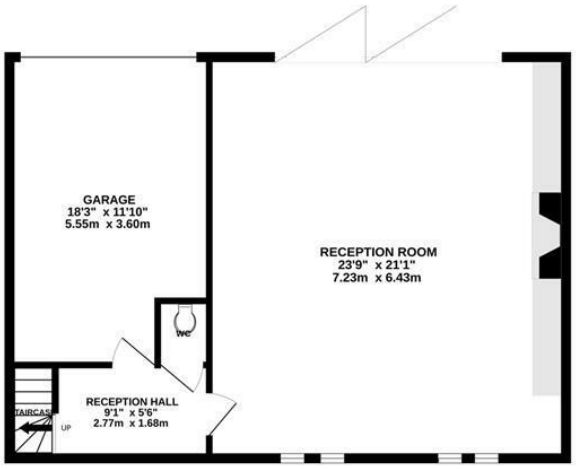




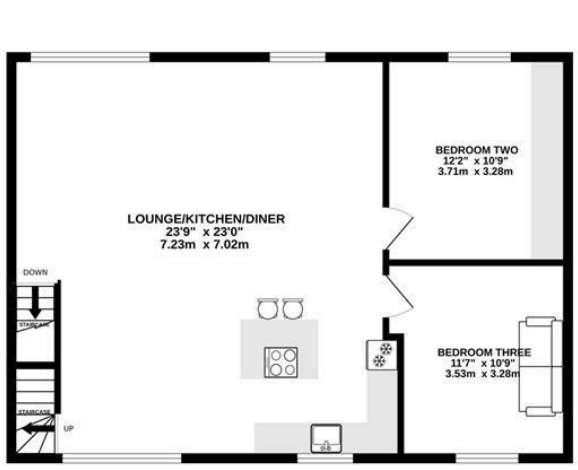


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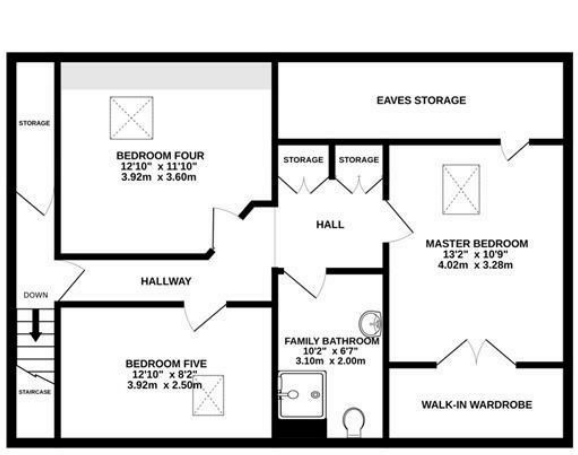
GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



2ND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

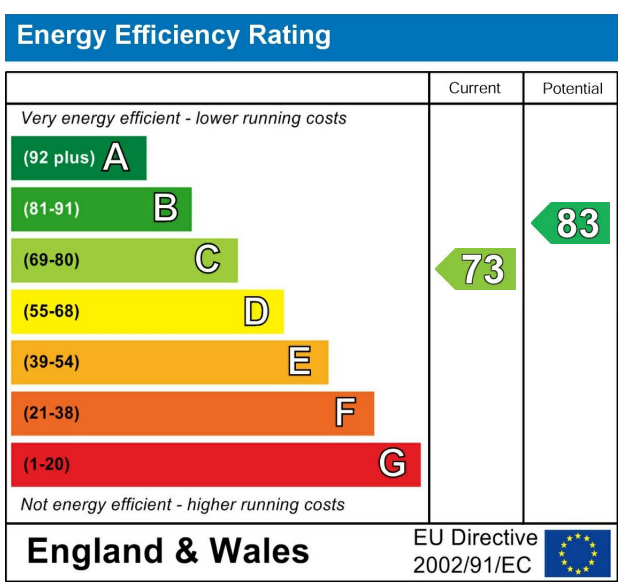


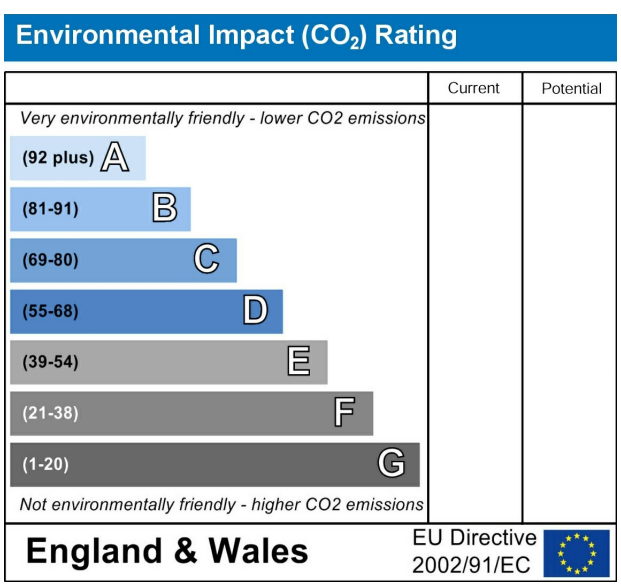
TOTAL FLOOR AREA : 2300 sq.ft. (213.7 sq.m.) approx.

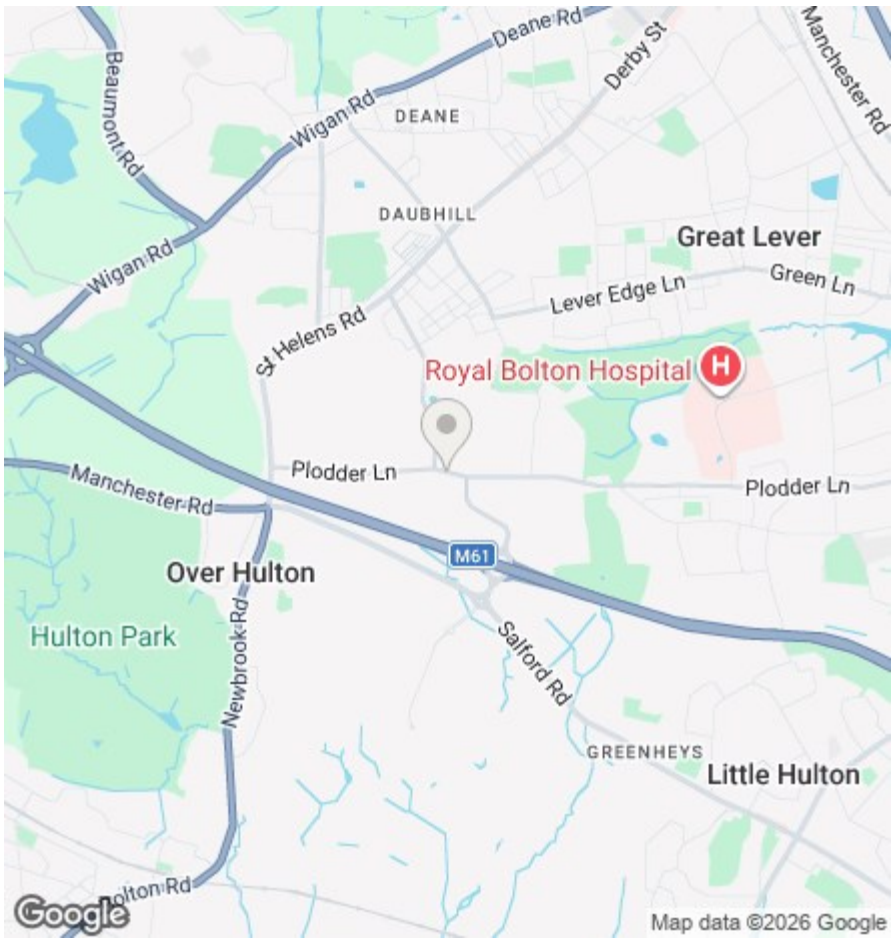


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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