

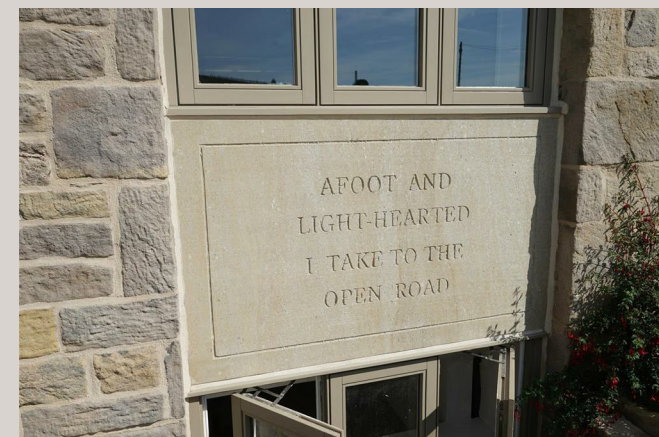


Whitman House, 3 Walker Fold, Smithills, Bolton, Greater Manchester, BL1 7PT

**REDMAN
CASEY** ESTATE
AGENTS

Whitman House
3 Walker Fold
Smithills
Bolton
Greater Manchester
BL1 7PT

Whitman House named after the famous American poet has been labour of love for the current owner who bought the house in 2019 and then started on the complete refurbishment and extension to provide a luxury family home. Set on a truly delightful plot the property benefits from open country views to three sides and superb outdoor space with a large lawned area and original summer house, vegetable gardens and mature planting. Having undergone a full back to brick renovation, a new roof and having been extended, the property offers fantastic accommodation throughout which comprises:- Entrance porch, snug with wood burner, inner hallway, stunning open plan living dining family kitchen fitted with an extensive array of quality units with built in and integrated Miele appliances with Calcutta Gold quartz worktops island and splashbacks and underfloor heating, open plan to dining area and with feature full height glazed windows with sliding doors to bring the outside in. The extension also offers the ability to have a green roof system added. Utility room. shower room fitted with a 3 piece suite. Spacious lounge with inglenook fireplace, wood burner and oak flooring by Ted Todd, access to large double garage and basement cinema room / office. To the first floor there is a master suite with feature mirrored wall hiding a large dressing room and en suite shower room fitted with his and hers showers. Access to a decked balcony offering stunning views over open countryside. Three further double bedrooms with the second bedroom having a Jack and Jill access to the main family bathroom fitted with a four piece suite with feature freestanding bath. The renovations and extension come with full architect certificates and Building Control approval. The property is heated via a new oil fired heating system, as has full monitored alarm CCTV and cat 5 cabling throughout, all bathrooms are fitted with Hans Grohe and Duravit fittings and fixtures, this is a truly stunning development for which the owner deserves full credit and can only truly be appreciated by internal inspection.





Ground Floor

Porch

Double glazed composite entrance door, feature flagged flooring, exposed stone wall, , open plan to:

Snug

13'7" x 12'7" (4.15m x 3.83m)

Sealed unit double glazed window to front, feature fireplace with stone inset and flagged hearth, solid fuel burner stove with glass door in chimney, Feature cast iron double radiator, Ted Todd oak flooring, four wall lights, panelling on walls full

height panelling, ceiling with exposed beams and recessed spotlights, door to:

Hallway

Two sealed unit double glazed windows to side, built-in under-stairs storage cupboard, Cast iron single radiator, carpeted stairs to first floor landing, access to

Kitchen/Diner

20'10" x 20'11" (6.36m x 6.38m)

Fitted with German kitchen comprising a matching range of modern pale grey base and eye level units

with underlighting, drawers and quartz worktop space shark nose profile edge, black stainless steel sink unit with matching mixer tap, feature Calcutta Gold quartz splashback with integrated shelf and lighting. Extensive feature matching Calcutta Gold quartz island unit with breakfast bar, appliances and hob with storage under, Twin integrated fridge/freezers integrated dishwasher, twin built-in electric fan assisted oven, induction hob, built in wine fridge, full height double glazed windows with sliding panels offering panoramic views of open countryside, Cast iron double radiator, flagged flooring, under floor heating, ceiling with recessed spotlights, open plan to dining area and door to utility room.

Dining Area

22'8" x 12'0" (6.92m x 3.66m)

Sealed unit double glazed window to front, cast iron double radiator, flagged flooring, Feature painted full height panelling to two walls, ceiling with recessed spotlights, open plan dining area, large full height fireplace with remote control panoramic living flame fire, doors to lounge and snug:

Utility

13'0" x 5'8" (3.96m x 1.72m)

Fitted with a matching range of base and eye level units with quartz worktop with shark nose profile, black stainless steel sink unit with matching mixer tap, feature splash back in matching quartz, LED underlighting. integrated washing machine, built-in combination microwave oven, sealed unit double glazed window to side, frosted double glazed leaded window with stained glass to rear, Cast iron double radiator, vinyl flooring, vaulted ceiling with recessed spotlights, double glazed door to garden, door to:



Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure, wall mounted wash hand basin with mixer tap and WC with hidden cistern, heated towel rail, wall mounted mirror tiling to two walls, frosted sealed unit double glazed window to side, vinyl flooring, vaulted ceiling with recessed spotlights.

Lounge

22'8" x 11'5" (6.92m x 3.49m)

Feature oak flooring by Ted Todd, sealed unit double glazed window to front, bay window to rear with window seat and views of rear garden, inglenook fireplace with timber surround and flagged hearth, wood burning stove with glass door in fireplace, Cast iron double radiator, Feature painted full height panelling, 6 wall lights, ceiling with recessed spotlights, door to rear hallway.

Rear Porch

Stairs to basement, double glazed door to garden, door to garage:

Basement

Cinema Room / Office

16'7" x 12'10" (5.05m x 3.90m)

Sealed unit double glazed window to front, ceiling with recessed spotlights.



First Floor

Landing

Door to:

Master Bedroom

14'0" x 21'6" (4.26m x 6.55m)

Master suite with sealed unit double glazed windows to front and side with panoramic views of open countryside, cast iron double radiator, six wall lights, feature painted full height panelling to three walls, full height mirrored wall with hidden en suite and dressing room, ceiling with recessed spotlights, Cat 5, Ariel and plug sockets for a media bed, access to balcony, door to:

Dressing Room

7'11" x 12'3" (2.41m x 3.73m)

Sealed unit double glazed window to rear, Cast iron double radiator, sloping ceiling with recessed spotlights.

Wet Room

Feature wet room fitted with modern white suite comprising twin showers with rainfall head and traditional hand shower, wall mounted wash hand basin in vanity unit with drawers and mixer tap and WC with hidden cistern, full height porcelain tiling to all walls, heated towel rail, shaver point, extractor fan,



built in towel shelving. tiled flooring, sloping ceiling with recessed spotlights.

Balcony

Stunning balcony with glass balustrades and composite decking flooring offering superb views across open countryside

Bedroom 2

11'4" x 12'7" (3.46m x 3.83m)

Sealed unit double glazed window to front and side, cast iron double radiator, two wall lights, full height feature painted panelling to two walls. Cat 5 and ariel connection, door to:

Jack and Jill Bathroom

Fitted with four piece Edwardian style white suite comprising stunning freestanding double slipper bath with independent shower attachment over and matching mixer tap, polished chrome sides, inset wash hand basin in marble topped vanity unit with mixer tap, tiled double shower enclosure with rainfall shower and high-level flush WC with chromed cistern, full height tiling to two walls, double glazed velux skylight to rear, vinyl flooring, half height feature painted timber panelling to two walls, sloping ceiling with recessed spotlights.





Bedroom 3

10'2" x 13'6" (3.10m x 4.11m)

Double glazed window to front, Cast iron double radiator, Feature full height painted panelling to two walls, cat 5 and ariel sockets, sloping ceiling with recessed spotlights.

Bedroom 4

8'5" x 13'0" (2.56m x 3.97m)

Sealed unit double glazed window to rear with panoramic views of rear garden and open countryside, Cast iron double radiator, two wall lights, feature painted full height panelling to two walls, cat 5 and ariel point, sloping ceiling with recessed spotlights.

Outside

Garage

Extensive garage offering parking for 2- 3 cars, oil fired central heating system. Timber folding access doors, two double glazed windows to the rear potential for a gymnasium with large wall mounted mirrors.

Gardens

To the rear there are extensive gardens with well stocked flower and shrub borders, pathway leading to a vegetable garden. Graveled pathway leads down to a further extensive walled garden with sunken pond



and well stocked mature flower and shrub beds and borders with large lawn, access to the summer house.

Summerhouse

fully refurbished stone built summerhouse with feature leaded window to rear, sealed unit window to front and side, open fire with stone built surround,

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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



