



Chauffers Cottage Bolton Road, Horwich, Bolton, Lancashire, BL6 7RH

**REDMAN
CASEY** ESTATE
AGENTS

**Chauffers Cottage Bolton Road
Horwich
Bolton
Lancashire
BL6 7RH**

Stunning stone conversion built in the mid 1990s to create a fantastic family property set in a large private garden with parking for multiple cars and large garage with annexe apartment. The property itself offers flexible accommodation with four reception rooms huge master suite with large en suite walk in wardrobes plus dressing room two further bedrooms and two more bathrooms large fitted kitchen and utility room. Ideally located for access to local amenities, shops, schools and transport links along with Rivington Country park on the doorstep. Viewing is essential to appreciate all that is on offer.

Set on a very generous plot and situated within this highly desirable location this deceptively spacious stone property converted in the 1990s to provide fantastic family accommodation for the person looking for something that is not just run of the mill. Fitted to an exacting standard the property offers an exceedingly rare opportunity to acquire a highly individual and deceptively spacious family home in a superb location. The current owners have updated and created a beautiful 3,700 plus square feet family home using quality fittings and finishes throughout. The property briefly comprises :- Entrance hallway, ground floor W/C, dining area open plan to lounge with feature stone built double side fireplace opening into further study area and then into a games room room, modern bespoke fitted kitchen with island unit built in and integrated appliances, utility room, Gymnasium / Orangery, and huge master suite with bedroom area, walk in wardrobes and dressing room and stunning master bathroom with two person jacuzzi bath, twin sinks, wet room shower area and w.c. To the first floor there are two further double bedrooms one with en suite bathroom and a further family bathroom, to the other side of the house there is a separate staircase from the kitchen to a stunning mezzanine lounge overlooking the dining area and lounge which offers the potential of another bedroom should the need arise. The properties rear grounds accesses via electrically operated gates offer high levels of privacy which is not evident from a front of the property. There is an extensive block paved finished courtyard leading to an excellent established lawn and an adjoining detached structure which includes a large double length and double width garage, annexe apartment with kitchen, shower room, lounge diner and bedroom. The property enjoys a stunning setting with Rivington Country Park and the West Pennine Moors "virtually on the doorstep" and ideal for practical commuting via major road, rail and the motorway network to neighbouring towns and cities. The excellent Middlebrook leisure and retail complex is also within practical distance. We are certain that Chauffeurs Cottage will command strong and wide ranging appeal in the current market and will have particular interest to both discerning purchasers seeking something "a little different.





Ground Floor

Entrance Hall

Feature vertical radiator, tiled flooring, door to:

WC

Frosted double glazed window to front, fitted with two piece suite comprising, wash hand basin and WC with hidden cistern, full height tiling to all walls, heated towel rail, tiled flooring.

Dining Area

14'8" x 10'10" (4.47m x 3.30m)

Double glazed window to front, radiator, tiled flooring, three wall lights, Double height vaulted ceiling, open plan, open plan to Lounge, door to:

Kitchen/Breakfast Room

14'8" x 24'9" (4.47m x 7.54m)

Fitted with a matching range of modern white base and eye level units with complementary granite worktop space, matching island unit with drawers storage under, 1+1/2 bowl under slung stainless

steel sink unit with mixer tap and waste disposal, integrated dishwasher, built-in electric fan assisted oven, four ring hob with extractor hood over, built-in microwave space for american style fridge freezer. double glazed window to rear, double glazed window to front, Feature vertical radiator, tiled flooring, stairs, door to:

Utility

8'7" x 10'1" (2.62m x 3.08m)

Base and eye level cupboards with oak worktop space, china belfast sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, double glazed window to side, wall mounted gas combination boiler serving heating system and domestic hot water, part glazed stable door to garden, door to:

Gymnasium / Orangery

10'10" x 20'3" (3.31m x 6.17m)

Three double glazed windows to side, four double glazed windows to rear, window to front, Feature wall mounted vertical double radiator, sloping ceiling with 4 Velux skylights, part glazed french doors to garden, door to:

Lounge

14'8" x 20'1" (4.47m x 6.13m)

Radiator, double radiator, two wall lights, feature double sided fireplace with stone built chimney and solid fuel grate inset into chimney, please note that gas is also available to the fireplace. uPVC double glazed french doors to garden, open plan to:

Study Area

13'1" x 6'5" (3.98m x 1.96m)

Feature vertical radiator, open plan to:

Games Room

10'9" x 13'10" (3.27m x 4.22m)

Double glazed window to side, double radiator, Part tiled flooring, door to:



Hallway

Two double glazed windows to side, built-in under-stairs storage cupboard, stairs to first floor landing, double glazed entrance door, door to:

Hall

Built-in storage cupboard, Vertical radiator, open plan to:

Master Bedroom

18'7" x 16'2" (5.67m x 4.93m)

Two double glazed windows to side, two built-in double wardrobes, radiator, vaulted ceiling with velux skylights, part glazed french double doors to garden, double door, open plan, open plan to:

Dressing Room

12'0" x 20'3" (3.65m x 6.17m)

Double glazed window to side, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with sliding doors, hanging rails and shelving, Vertical radiator.

Bathroom

Fitted with three piece modern white suite comprising double width deep jacuzzi bath with water fall mixer tap and twin headrests, twin wash hand basin in vanity unit with drawers and waterfall mixer taps over, full height ceramic tiling to all walls, heated towel rail,

wall mounted mirror, ceramic tiled flooring, open plan to Wet Room area, door to built-in boiler cupboard, housing wall mounted gas combination boiler serving heating system and domestic hot water. :

Wet Room

Tiled shower area with rain fall shower over and hand shower attachment, low-level WC with automatic seat, full height ceramic tiling to all walls, ceramic tiled flooring, sloping ceiling with velux skylight.

First Floor

Landing

Two double glazed velux skylight, two radiators, door to:

Bedroom 3

12'0" x 13'10" (3.67m x 4.21m)

Two double glazed velux skylight, double radiator, vaulted ceiling.

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboards under and mixer tap, WC with hidden cistern, tiling to all walls, heated towel rail, extractor fan, double glazed velux skylight, door to:

Bedroom 2

21'9" x 13'10" (6.64m x 4.21m)

Threedouble glazed velux skylight, fitted single wardrobe(s), fitted worktop over with cupboards and drawers under, double radiator, vaulted ceiling, door to:

En-suite

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with cupboard under and mixer tap, WC with hidden cistern, tiling to all walls, heated towel rail, extractor fan, double glazed velux skylight.

Mezzanine

Mezzanine Lounge

14'8" x 25'1" (4.47m x 7.64m)

Fourdouble glazed velux skylight, two radiators, vaulted ceiling, Oak and glass ballystrade overlooking dining area.

Outside

Gardens

Anexe





Kitchen

12'1" x 6'3" (3.69m x 1.90m)

Fitted with a matching range of base and eye level units with drawers and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, built-in electric fan assisted oven, four ring hob, door to:

Lounge/Diner

20'7" x 17'4" (6.28m x 5.28m)

Double glazed window to front, door to:

Bedroom

10'5" x 8'6" (3.18m x 2.59m)

UPVC double glazed window to rear.

Shower Room

Fitted with three piece suite comprising tiled shower enclosure with electric shower over, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan tiling to two walls.

Garage

Detached double width, double length garage with water, power and light connected, remote-controlled electric roller door. Solar panels to the roof of the garage generate approx £2000 per annum

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		65	66
(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



