



Taylors Lane Farm Taylors Lane, Ainsworth, Bolton, Lancashire, BL2 6QS



**Taylors Lane Farm Taylors Lane  
Ainsworth  
Bolton  
Lancashire  
BL2 6QS**

Stunning former farmhouse set in the quiet rural location on the border of Bolton & Bury. The farmhouse has been lovingly renovated and extended by the current owners to provide wonderful family home set over 4 floors. Inside the property there are modern facilities and flexible accommodation with five bedrooms and four reception rooms plus conservatory. Parking for 5/6 cars and ample garden space, with nearly 2500sqft of accommodation and stunning open views to the front and rear make this a property not to be missed.

Situated in this rural location on the border of Bolton and Bury the property is accessed via an un-adopted roadway leading to a small hamlet where being remote controlled gates the property can be located to the right hand side. The property comprises :- Porch, shower room with three piece suite, utility room, hallway, large pantry storage room, spacious modern dining kitchen with a range of modern gloss units with built in and integrated appliances, lounge with feature wood burning stove, sitting room and conservatory. To the lower ground floor there is a family room and games room whilst to the first floor there three double bedrooms and family bathroom with four piece suite. To the second floor there are two further double bedrooms along with a dressing area to bedroom 5 and further bathroom fitted with a four piece suite. Outside there is a extensive concrete imprinted driveway with parking for 5/6 cars large timber decking area with lighting, lawn and spacious paced patio area and further patio for a hot tub with electrical connection. The property is not overlooked form front or rear and has open views of surrounding fields and farmland, viewing is essential to appreciate all that the property has to offer and is strictly by appointment only.





## Ground Floor

### Porch

Ceramic tiled flooring, under floor heating, double glazed entrance door, door to:

### Shower Room

Fitted with three piece modern white suite comprising tiled shower area, inset wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and full height ceramic tiling to all walls, shaver point, uPVC frosted

double glazed window to front, heated towel rail, ceramic tiled flooring.

### Utility

7'11" x 10'0" (2.42m x 3.04m)

Base and eye level cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water.

### Entrance Hall

Ceramic tiled flooring, under floor heating, stairs to basement, stairs to first floor landing, double glazed stable door to garden, open plan to:

### Pantry

7'9" x 4'9" (2.36m x 1.44m)

Space for fridge and freezer, uPVC frosted double glazed window to side, built-in full height double storage cupboard, ceramic tiled flooring, double door, door to:

### Kitchen/Diner

13'8" x 15'8" (4.16m x 4.78m)

Fitted with a matching range of modern cream base and eye level units with underlighting and contrasting worktop space, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge and dishwasher, built-in range with extractor hood over, uPVC double glazed window to front, radiator, ceramic tiled flooring, under floor heating, ceiling with recessed spotlights, archway to Kitchen/Diner, door to:

### Lounge

13'3" x 15'6" (4.04m x 4.72m)

UPVC double glazed window to rear, uPVC double glazed window to side, fireplace with flagged hearth, cast iron wood burning stove with glass door in chimney, stone mantle over, two double radiators, exposed wooden flooring, coving to ceiling.

### Sitting Room

11'2" x 10'1" (3.41m x 3.07m)

Double radiator, open plan to:



### Sun Room

Half brick construction with uPVC double glazed windows and power and light connected, two windows to side, two windows to rear, double radiator, uPVC double glazed french doors to garden.

### Basement

#### Hallway

Access to Games Room, and Family Room.

#### Family Room

11'9" x 11'0" (3.58m x 3.36m)

Double glazed velux skylight to rear, Feature exposed stone wall.

#### Games Room

14'8" x 11'0" (4.46m x 3.36m)

Original curved brick vaulted ceiling, Feature exposed stone wall.

### First Floor

#### Landing

UPVC double glazed window to side, radiator, built-in double height storage cupboards with fitted mirror

and drawers under, stairs second floor landing, door to:

#### Bedroom 1

13'3" x 14'1" (4.04m x 4.29m)

UPVC double glazed window to rear with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising four fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching bedside cabinets and drawers, corner display units, feature fireplace with stone built surround, double radiator.

#### Bedroom 2

13'11" x 10'4" (4.24m x 3.16m)

UPVC double glazed window to front with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising two built-in double with part mirrored door, hanging rail, shelving and drawers, fitted matching dressing table, shelving, radiator.

#### Bedroom 3

13'7" x 10'0" (4.14m x 3.06m)

UPVC double glazed window to front with panoramic views of open countryside, fitted

bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, further fitted triple wardrobe, fitted matching bedside cabinet and drawers and window seat with drawers under, Vertical radiator.

#### Bathroom

Fitted with four piece modern white suite comprising deep corner panelled bath with mixer tap, pedestal wash hand basin, double shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, radiator.

### Second Floor

#### Landing

UPVC double glazed window to side with panoramic views, radiator, door to:

#### Bedroom 4

7'9" x 20'9" (2.37m x 6.32m)

Two double glazed velux skylight to front, double radiator, laminate flooring, Access to eaves storage.





### Dressing Room

7'10" x 8'0" (2.38m x 2.44m)

Double glazed velux skylight to rear, laminate flooring, Access to eaves storage, door to:

### Bedroom 5

7'10" x 12'5" (2.38m x 3.78m)

Double glazed velux skylight to rear, radiator, laminate flooring.

### Bathroom

Fitted with four piece modern white suite comprising deep panelled bath with mixer tap, pedestal wash

hand basin with mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to side, built-in over-stairs double storage cupboard, door.

### Outside

Side garden - Accessed via remote controlled gates and enclosed by stone wall to front and side, leads to a extensive concrete pattern driveway to the front and side with car parking space for five / six cars,, outside cold water tap, security lighting.

Rear - Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio

timber decking area with built in lighting, lawned area and mature flower and shrub borders, timber garden shed, further paved patio area with electric point for hot tub, courtesy and security lighting.

### Services

The property is on mains for water, drainage and electricity and is LPG for gas

## Energy Performance Certificate

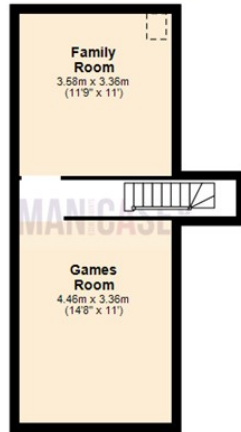
More details relating to the energy performance of this property can be found at [www.epcregister.com](http://www.epcregister.com) using the postcode to look up

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) <b>A</b>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
<i>Not energy efficient - higher running costs</i>					
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC

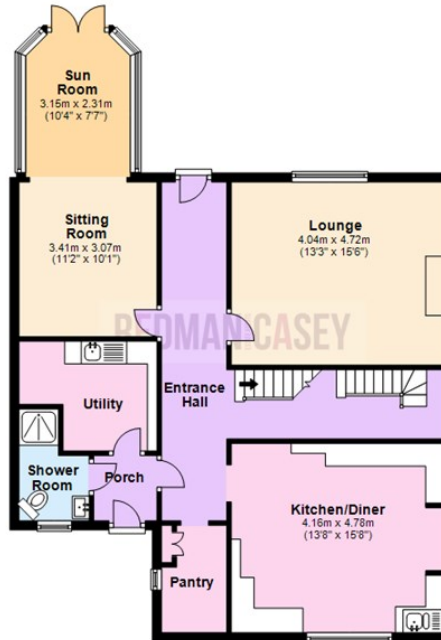
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment



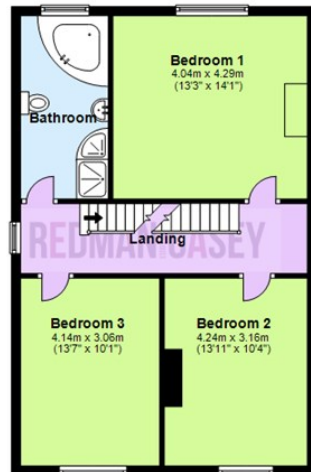
**Basement**  
Approx. 31.5 sq. metres (338.8 sq. feet)



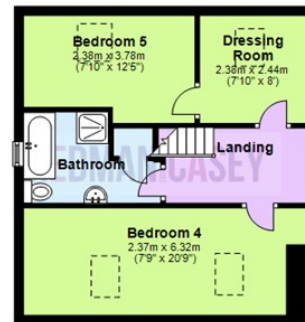
**Ground Floor**  
Approx. 93.3 sq. metres (1004.7 sq. feet)



**First Floor**  
Approx. 63.1 sq. metres (678.7 sq. feet)



**Second Floor**  
Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 229.7 sq. metres (2471.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.