

Firs Cottage, Wilderswood, Horwich, Bolton, Greater Manchester, BL6 6SA



Price £675,000

Stunning character detached property nestled into the edge of the West Pennine moors. The property has been expanded and improved by the current owners to produce a superb 4 bedroom family home, only with internal inspection can you truly see the craftsmanship on show. Prepare to fall in love!



Only once in a lifetime does a property of this calibre come to the market in this case the last time it came on the open market was 1959 however the present owners have completely renovated and expanded the property and such is the standard of the craftsmanship on offer that only with internal viewing can it be truly appreciated. The property has been extended and improved by the current owners and offers superb accommodation with hand built kitchen, bedroom and bathroom furniture. The property benefits from a generous plot and superb views across open countryside. Internally the house comprises :- Entrance porch, reception hall, lounge, family room, fitted kitchen with built in appliances, stunning orangery with a lantern roof. rear porch and wc. To the first floor there are three double bedrooms with en-suite shower room and walk in wardrobe to bedroom 1 family bathroom with four piece suite, balcony terrace over orangery accessed via bedroom 2. To the second floor there is a further double bedroom with eaves storage. Outside there is a paved driveway with parking for 2/3 cars leading to a carport and large garage workshop with remote up and over door. The gardens stretch to three side with a mixture of lawned and patio area complemented by mature shrub and flower borders and beds. Viewing is essential to appreciate all that is on offer.

Entrance Porch

Leaded window to front, leaded window to side, window to side, double radiator, laminate flooring, double door to:

Reception Hall 23'8" x 6'7" (7.22m x 2.00m)

Built-in under-stairs storage cupboard, double radiator, stairs, door to:

Lounge 18'10" x 15'4" (5.74m x 4.67m)

Three uPVC double glazed windows to side, double glazed window to front with window seat, fireplace with flagged hearth, solid fuel burner stove with glass door in chimney, radiator, coving to ceiling.

Family Room 15'1" x 15'4" (4.60m x 4.67m)

Radiator, coving to ceiling, double glazed french doors to garden, door to:

Kitchen/Diner 10'8" x 15'6" (3.24m x 4.72m)

Fitted with a matching range of modern blue and pale grey base and eye level units with drawers, cornice trims and light grey quartz stone worktop space over, twin bowl china butler style sink unit with stainless steel mixer tap, integrated fridge and dishwasher, space for AGA, two windows to rear, tiled flooring, ceiling with recessed LED spotlights, double door to:

Orangery

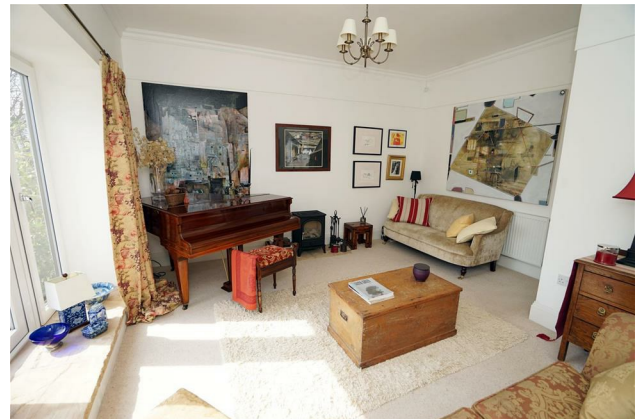
UPVC double glazed window to rear, tiled flooring, under floor heating, ceiling with recessed LED spotlights and double glazed lantern roof light, uPVC double glazed tilt and turn door to garden, two uPVC double glazed patio doors to garden, door to:

Rear Porch

Radiator, Limestone tiled flooring, uPVC double glazed door to rear, door to:

WC

UPVC double glazed window to rear, fitted with two piece suite comprising, inset wash hand basin with mixer tap set in a quartz stone top with abinets under. WC with hidden cistern, heated towel rail. limestone tiled flooring.



Landing

UPVC double glazed window to side, uPVC double glazed window to rear, carpeted stairs to second floor landing, door to built-in under-stairs storage cupboard, door to:

Bedroom 3 14'4" x 8'10" (4.38m x 2.69m)

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, shelving and overhead storage, radiator.

Bedroom 2 14'9" x 12'4" (4.49m x 3.76m)

UPVC double glazed window to side with panoramic views of open countryside, fitted bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails, shelving and overhead storage, fitted matching bedside cabinet, double radiator, coving to ceiling, double door to:

Balcony 10'8" x 19'0" (3.24m x 5.79m)

Balcony with wrought iron railings hardwood flooring offering superb views over gardens and countryside beyond.

Family Bathroom

Fitted with four piece white suite comprising roll top bath with ornamental feet, hand shower attachment over and mixer tap, inset wash hand basin with mixer tap marble worktop on pedestal legs, walk in double shower enclosure with power shower and glass screen, WC with hidden cistern, heated towel rail, fitted hand built cupboards, uPVC double glazed window to side, coving to ceiling with recessed LED spotlights.

Bedroom 1 12'7" x 9'10" (3.84m x 3.00m)

UPVC double glazed window to front with panoramic views of open countryside, double door to En-suite, double door to:

Walk in Wardrobe 5'5" x 5'4" (1.65m x 1.63m)

Fitted with hanging rails, shelving, overhead storage and drawers.

En-suite

Fitted with four piece modern white suite comprising inset wash hand basin in vanity unit with mixer tap, tiled double shower enclosure, bidet and low-level WC, heated towel rail, extractor fan, uPVC double glazed window to front, ceiling with recessed LED spotlights.

Landing

Door to:

Bedroom 4 13'1" x 12'2" (4.00m x 3.71m)

UPVC double glazed dormer window to front with panoramic views of open countryside, radiator, vaulted ceiling, access to eaves space on either side.

Outside

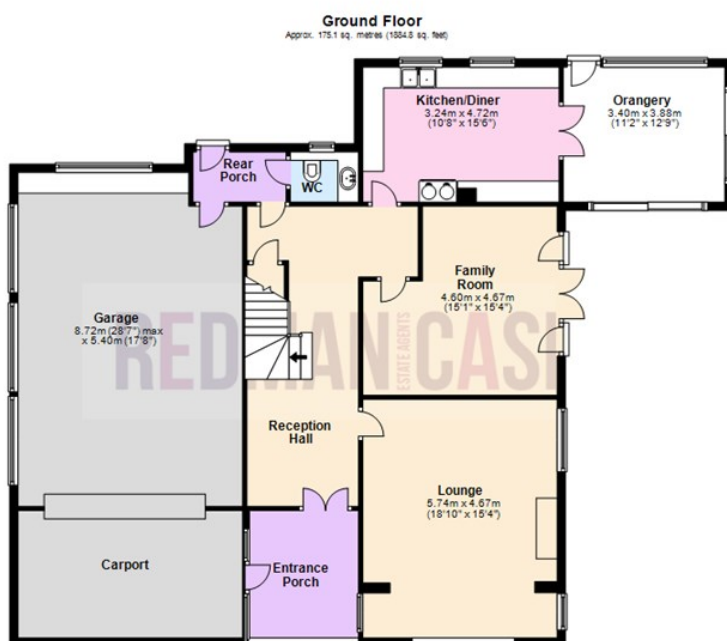
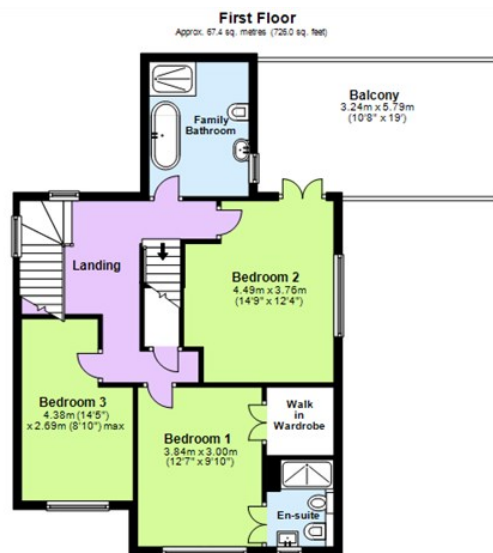
Paved driveway to the front leading to carport and garage and with parking space for three cars with lawned area and mature flower and shrub borders, enclosed by stone wall to front and sides. Side and rear gardens, enclosed by stone wall and mature hedge to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders

Carport

Garage 28'7" x 17'9" (8.72m x 5.40m)

Attached integral double garage with power and light connected, plumbing for washing machine water tap, two windows to side, uPVC double glazed window to side, uPVC double glazed window to rear, remote-controlled electric up and over door.





Total area: approx. 260.5 sq. metres (2804.1 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 Planus.

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		
	50	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
	40	73
England & Wales	EU Directive 2002/91/EC	

