



No.158  
**Bolton Road**  
EDG WORTH





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Renovated and remodelled, 158, Bolton Road in Edgworth, replete with its attic conversion and balcony basking in rural vistas, is a cut above.

Parking is available to the rear of the stone-built cottage, rented for an annual fee from a local farmer.

A contemporary front door with a trio of peephole square windows draws light into the contemporary entrance hall, painted in minimal white, with ash-toned newly laid flooring underfoot.





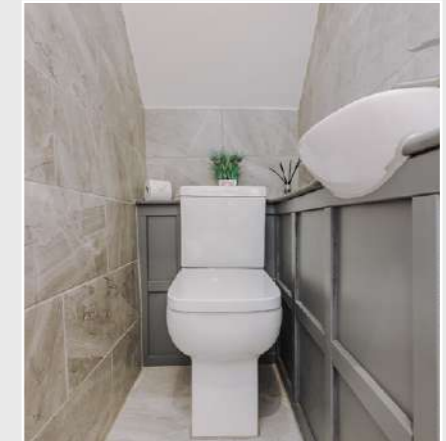
## Easy Flow Living

Maximising the space, wash basin and WC are set within grey panelling in the sleekly tiled cloakroom, accessed through a wooden door and nestled beneath the staircase.

Flow through into the open-plan living area, where the new flooring continues underfoot, reflecting light which fills the room through the large sash window framing views out to the front. A blank canvas, the freshly painted walls include a recess within the chimney breast, wired ready for a wall-mounted television.

Free-flowing and open, continue through to the dining area, which is illuminated courtesy of glazed French doors which open out to the sunny patio and east-facing garden beyond. Note the quirky alcoves in which exposed stone is showcased amidst the smoothly plastered walls, emblematic of the antiquity of the home and its robust stone structure.

Slightly tucked to one side, the contemporary kitchen is separate yet a part of proceedings, fitted with matt anthracite grey cabinetry comprehensively housing an array of appliances including a full-height integrated fridge-freezer, microwave oven, electric oven and gas hob, stainless steel sink, dishwasher and washer and dryer. White geometric splashback tiling contrasts beautifully, also lining the windowsill, beyond which views over the fields and countryside to the rear are framed.





## Elevated Views

From the dining area, take the carpeted staircase up to the first floor, where the motif of crisp white décor continues.

Directly ahead, a large front-facing bedroom is also carpeted, with feature wallpaper of grey and shimmering rose gold adding depth to the white walls. Views over the pretty stone cottages ahead greet you from the window.

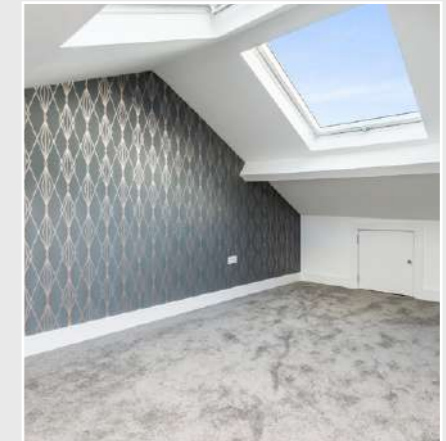
Continue along to arrive at the master bedroom, carpeted in grey and featuring a wall of grey panelling. French doors open out to a sheltered balcony, perfect for a morning cuppa as the sun rises and the mists lift over the expanse of green fields beyond.

## Secret Spaces

Refresh and unwind in the bathroom, tiled fully in textured grey. Luxuriously styled, enjoy an evening's soak in the sunken bath gazing up at the stars framed by the Velux window overhead. Start each day with a refreshing spritz in the separate walk-in shower. A wash basin is inset within a vanity unit, providing plenty of storage, with a WC and chrome heated towel rail to hand.

A further set of carpeted stairs leads to the fully converted attic, where the same geometric wallpaper seen in the second bedroom is repeated within the feature wall of the third bedroom.

Grandly-sized, beneath a vaulted ceiling, there is ample storage within the deep eaves of this third bedroom - handy for suitcases, Christmas decorations and more. Large Velux windows above deliver daylight throughout the room. Ideal as a nursery, bedroom for an older teen seeking privacy on their own penthouse level or even a home office, this transformed attic level adds so much potential.



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Total Approx. Floor Area 1247 Sq.ft. (115.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
 Approx. Floor Area 561 Sq.Ft (52.1 Sq.M.)

First Floor  
 Approx. Floor Area 506 Sq.Ft (47.0 Sq.M.)

Second Floor  
 Approx. Floor Area 180 Sq.Ft (16.7 Sq.M.)

## Out & About

Nestled on the cusp of nature, enjoy walks on the doorstep, connecting you with wildlife and the outdoors. Step out of the door and stroll to the beautiful Wayoh and Entwistle Reservoirs, a circular 4.4 mile loop trail through the woods and along the water's edge. Call in at the Strawberry Duck for coffee and cake to refuel before heading home.

Head out to your local pub, The Black Bull for refreshment or dine out at the nearby Italian restaurant Giuseppe's. A thriving community scene means that there are plenty of clubs, associations and sports teams to become involved with.

The Barlow Institute is available for room hire and serves as the community centre for the area. Keep your eyes peeled for all the latest events in this historic venue dating back to 1909.



Edgworth's Cricket Club is a hive of activity, both sporting and social; its bar is open seven days a week from 4pm weekdays and 12:30 at weekends. Spend hazy summer days watching a quintessential British pastime in the most serene of surroundings. Also home to a multi-use games area, the facility can be hired for football, rugby, hockey and more.

Treat the kids to a snack at the famous Holdens Ice Cream, serving up breakfast, lunch and desserts aplenty. Savour their flavour of the month - currently Whitaker's Fudge!

The local village is brimming with amenities including a Post Office, butchers, The Village Retreat beauty salon and more.

Families are perfectly placed within easy reach of Turton and Edgworth Schools and the local pre-schools Jumbles Nursery and Scallywags.

For a contemporary home respectful of its heritage, stylishly finished and overlooking glorious countryside, book your viewing for 158 Bolton Road, today.



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ESTATE AGENTS

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