



NEW CHURCH ROAD
- Bolton -

“We loved the abundance of period features, the high ceilings and large windows in every room filling the house with natural light.”



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Set back next to the stone cottages of the highly regarded New Church Road, discover a grand 1930s semi-detached home, reloved and restored. Close to the wildlife-filled walks of Doffcocker Lodge, and with a sunny south-facing garden, No. 51 is a home brimming with surprises.

Park up along the double-width, block-paved Tegula stone driveway, with ample on-street parking outside the home for family and friends, before making your way to the front door.

Beyond the Preference Red front door, original stained glass throws light onto the Amtico Royal Oak parquet flooring of the broad and bright entrance hall.

Spotlighting in the high ceiling adds modern illumination to a home celebrating so many of its original features.

A Warm Welcome

Warmth and welcome await in the living room, where a Hunter Herald log burner issues toasty cheer from its slim slate hearth for a clean-line cosy feel. Original 1930s picture rails, doors and coving amplify the ambience of relaxation, with light serenading every surface through the five-sided bay window, fitted with blinds for privacy and comfort. Tones of Peignoir counterbalance with Skimming Stone, coating the room in a blush of romantic pinkish grey. Plush carpet underfoot harmonises perfectly with the décor.



“Sitting at the kitchen island having a coffee with the sun coming in and looking out at the beautiful garden with all its greenery gives a real feeling of peace and serenity.”



Modern Living

Ahead from the entrance hallway, step through to a fabulous kitchen. Open plan for modern family life, the parquet flooring flows in from the hallway.

A Qettle instant boiling water tap features in the Blanco Silgranit sink, undermounted within the 2.3 metre long quartz island. With four seats around the island, plus space for a large table, eight people can easily dine in this spacious kitchen. Storage is seamless, with ample space within the Blum pull out larder and within cabinetry featuring handcrafted elm wood interiors, clad in super-matt Shaker-style cupboard doors for a timeless elegance. Original 1930s tall pantry cupboards, replete with original cold stone slab, further enhance the functionality and style of this kitchen.

Classic features sit side by side with contemporary conveniences, including Bluetooth & DAB radio ceiling speakers, wide cutlery drawers, deep pan drawers, pop-up extractor fan, pyrolytic AEG steam-bake oven, fitted dishwasher, microwave and induction hob. There is also space for an American style fridge-freezer.

Light flows in through the floor-to-ceiling picture window, framing views out over the garden, whilst warm evening light dapples the room through a west facing window. A perfect space for entertaining, flow out through the French doors and dine alfresco in the warm sunshine of the south facing garden.

Rest & Refresh

Returning to the entrance hall, the original staircase, carpeted in cream underfoot is awash with light courtesy of a large stained-glass window on the turn.

Emerging on the landing, sneak a peek at the first bedroom on the left, brimming with light from the bountiful bay window to the front. Heritage tones feature throughout the home, perfectly celebrating its original features: in this double bedroom the ornamental fireplace with original deep blue tiles is met with the gentle warmth of White Tie. A soothing and sleep-inducing bedroom.

Storage is in abundance upstairs, with a walk-in cupboard with a window, for coats, and more alongside a large, suspended cupboard with deep shelves, in addition to a tucked away ceiling cupboard, perfect for bags and suitcases.

Across from the front bedroom, freshen up in the bathroom, warmed by underfloor heating, containing a wide bath, Grohe shower and taps and a handy storage mirror.





“Lying in bed, all you can see out of the large window is the sky and treetops.”



Heritage Features

Unseen, technical perks feature throughout No. 51, New Church Road, including a wireless house alarm, Nest thermostat and Virgin fibreoptic WiFi, all remotely controllable via mobile phone app.

Overlooking the waters of Doffcocker Lodge and the rear garden is the master bedroom. Bathed in south facing light throughout the day, this bright and airy bedroom is a sanctuary of sleep. Built-in floor-to-ceiling wardrobes provide a plethora of storage for all your outfits, and with ample space for a super-king-size bed there is still plenty of space to move about in this bedroom. An original 1930s fireplace, uncovered by the owners, adds character. A tranquil, soothing space.

Above, a loft hatch leads to an enormous attic area, fully insulated, with great loft conversion potential, presenting the opportunity to add real value to this home.

Finally, arrive at the third bedroom, also south facing and kissed in natural light throughout the day. Wimborne White is the perfect match for this bedroom's light and airy vibes.

Garden Escapes

Outside, the perfectly private, garden serves as a sun trap oasis. Filled with mature plants and trees, soak up the rays serenaded by the sound of birdsong. Perennially green, newly installed split levelled decking creates a seamless connection between the outside and in. A haven of peace throughout the seasons, autumn sees the leaves of the acer tree turn a burnished orange then blazing red. A gardener's delight, you'll also find an apple tree, blackberry and blueberry bushes, a cherry tree, strawberry plants, and a magnolia tree. Two sheds on purpose-built flagged bases are discretely positioned amongst the greenery.





Versatile Annexe

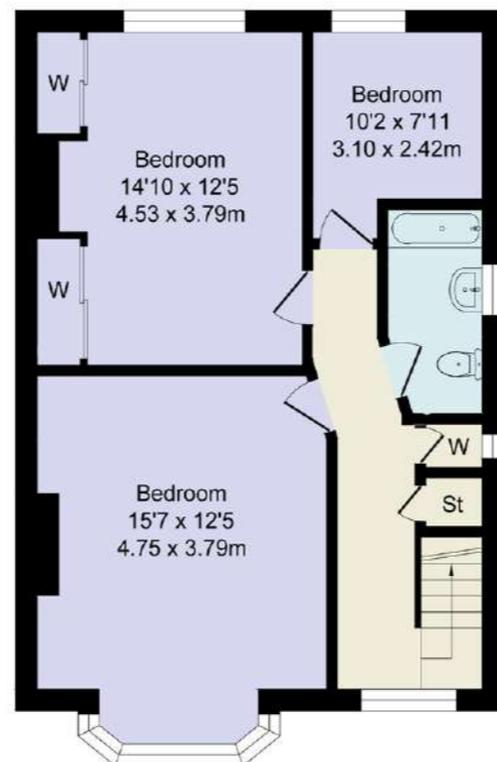
Disguised behind the façade of the original 1930s garage doors, a surprise lies in store. Here, converted from the original garage, wash house and log store, discover a self-contained annexe. Dressed in Dimity, the annexe includes bedroom, office area, kitchenette and luxurious ensuite shower room replete with Italian mocha tiles and underfloor heating. With high levels of wall and floor insulation, light streams in through a trio of Velux windows. Ideal as a home office or business space, this annexe is so versatile, offering accommodation for visiting family and friends or as a source of additional income when listed on Airbnb. With reviews such as "beautifully appointed", "excellent location", "brilliant place to stay", there is a fantastic opportunity to maximize on this easy income, where all the hard work has already been done for you. With a separate gated entrance, in a building detached from the house and with its own private outside courtyard there is no intrusion on your own living.

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Total Approx. Floor Area 1479 Sq.ft. (137.5 Sq.M.)

Designed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Freehold
- Council tax band D



Out & About

Nestled in the catchment area for Markland Hill Primary School, rated 'Outstanding' by Ofsted, and Heaton Preschool, the spacious bedrooms and safe garden make No. 51 the ideal choice for families.

Nature walks beckon around nearby Doffcocker Lodge, whilst the home is also within easy walking distance of Moss Bank Park, Smithills Hall, The Middlebrook Retail Park and the terraced gardens of Rivington are also close by.

Perfectly located between four of Bolton's finest eateries, Café Italia, Victoria Inn (Fanny's), the Finisher's Arms (now serving wood fired pizza), and the inimitable Bob's Smithy Inn are all within a fifteen-minute walk of the front door.

All the essential amenities are within a five-minute walk of the doorstep, including a local shop, the popular Bake & Roast bakery, Heaton doctor's surgery, a dentist, chiropodist, hairdressers, beauty salons, a florist, and several excellent pubs and restaurants.

Commuters are perfectly placed, an easy ten-minute drive to the M61 and close to Bolton Station and Lostock Station for rail links - both less than three miles away.

Whether a family looking for room to grow and engage with wildlife and nature, or those looking for a home with a magical garden and space to work from home, No. 51, New Church Road is a spacious, high-quality home with timeless elegance, where traditional features have been preserved and celebrated. Situated in a friendly area vibrating with energy and activity, No. 51 is a luxurious home, where living is made easy.

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WAINWRIGHTS

ESTATE AGENTS

To view New Church Road

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