

WELLINGTON MEWS

Edgworth



Wrapped up in rurality, discover No. 5, Wellington Mews, Turton Bottoms in the peaceful surroundings of a nature reserve.

Park up outside in the two allotted spaces, open the picket gate and make your way to the sage green front door of this traditional feel stone home.

Step inside onto the practical tiled flooring of the entrance hall, where there is space to hang coats and store shoes. Freshen up in the downstairs WC with wash basin on the right, before making your way through the part-glazed door into the large, open-plan lounge.

Wooden flooring underfoot sits comfortably amidst the pale cream décor and earthy tones of the home. Light streams in through the bay window, overlooking the neatly gravelled front garden. A bright, family-friendly space, the lounge opens up to the kitchen at the rear, where windows and French doors draw an abundance of daylight in.





Dine at the central island, topped in wood, an area that connects both kitchen and living room. Pantry shelving to the right provides plenty of storage, whilst integrated appliances include a Neff oven, gas hob and dishwasher with plumbing for a washer-dryer. Ample storage can be found underneath the stairs.



From the dining area, step through into the conservatory, where beige carpet replaces the wooden flooring. Brimming in light, this large conservatory frames views out over the garden and is a useful reception room, ideal as a music room, garden room or playroom.



Returning to the entrance hall, take the grey, carpeted stairs up to the first floor, emerging on the landing and turning right to find refreshment in the family bathroom.

Tiled underfoot, this bathroom contains a white WC, wash basin and wood-style panelled bath with mains powered shower above.

Next door, slumber awaits in the first of 4 bedrooms. Carpeted in grey and with a peaceful outlook from the window over the rear, this spacious bedroom currently accommodates a chest of drawers, wardrobe and a single bed.

Along the landing, arrive at the main bedroom, with a fully tiled ensuite in contrasting grey and white, with mains powered shower, wash basin and WC. Carpeted and quiet, this bedroom enjoys leafy views out over the front courtyard.

From the main bedroom, sneak a peek at the soporific nursery, where deep grey carpet is plush underfoot. Natural tones feature throughout the home, with a fern green dressing the walls of the nursery. Light flows in through a window providing peaceful views of the quiet courtyard to the front. This room could also serve as a handy work from home office.





Take the staircase, with its attractive wrought iron spindles, up to the second floor and into a fourth bedroom. The largest bedroom in the home, Velux windows draw in an abundance of light to one side, with a dormer window to the rear. With ample space for a walk-in wardrobe there is scope to use this versatile room as a principal suite or even a spacious home office.

Outside in the garden, step out onto the decking, with an area of artificial lawn. Access is available along the side, where a secure gate opens to the front. A sunny spot, recline and relax to the soothing sound of running water from the river below. From the fenced decking, peep over to where the water flows. Below, the land leading down to the river is your own patch of natural paradise.

Nestled within a peaceful nature reserve, there are miles of trails to explore on your doorstep.

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.

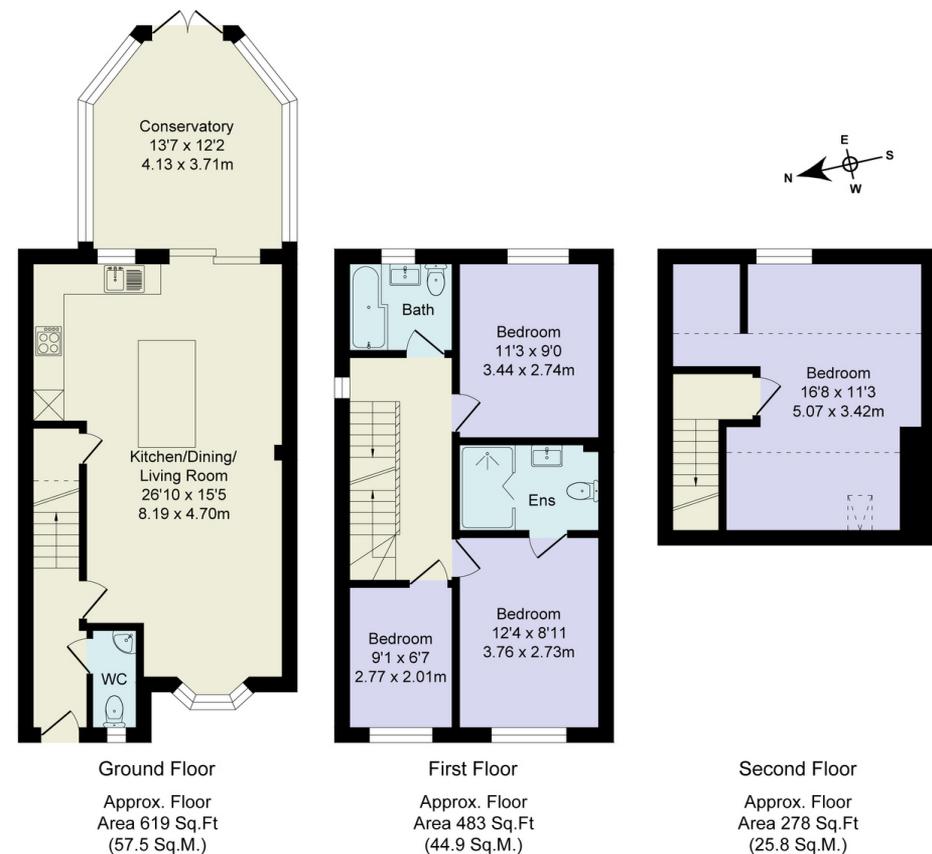
The Barlow Institute is available for room hire and serves as the community centre for the area. Keep your eyes peeled for all the latest events in this historic venue dating back to 1909.



Wellington Mews

Total Approx. Floor Area 1380 Sq.ft. (128.2 Sq.M.)

Surveyed 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.



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 surprisingly spacious, versatile and contemporary home overlooking glorious countryside, book your viewing for 5 Wellington Mews, today.



WELLINGTON MEWS

Edgworth

To view Wellington Mews

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