

- WELCOME HOME -

In the heart of the village of Hawkshaw, where countryside and convenience combine, discover the delights of Spring Cottage, Bolton Road, a fantastic family home.

Pull onto the private driveway where there is ample parking, alongside a screen of mature hedging to the side.

Step inside and shake the dew off your raincoat in the porch, opening the internal door into the spacious and bright living room.



- QUAIN T COTTAGE CHARM -

Carpeted underfoot and with a grand, feature fireplace with solid wood surround housing a wood burner, exposed beams line the ceiling, providing a hint to the home's 200-year-old heritage. Views extend out to the front, where a large window invites in light.

Purchased, renovated and extended by the current owners 20 years ago, character features remain in situ with the introduction of more modern features, aiding 21st century living.



- WINE & DINE -

From the lounge, another door opens to the dining room, also carpeted underfoot and with views out over the front garden. Enjoy hosting friends and family with ease, you can slip through to the kitchen behind to refill the wine and nibbles with ease.

Neutral carpet and blank canvas walls invite your own unique personalisation.



- SERVING UP STYLE -

Returning to the living room, make your way through to the kitchen at the rear, where traditional, natural stone flooring extends underfoot, and an array of solid wood cabinetry offers abundant storage. Integrated appliances include fridge and freezer, sink, dishwasher, and a large Stoves range-style cooker.

Views extend over the garden from the kitchen, which also reconnects with the dining room for a fluid flow and feel.



- SERENE SPACES FOR
VERSATILE LIVING -

From the kitchen, make your way through into the extension area of the home, where a lobby leads to a downstairs WC with wash basin, a handy utility room with space for a washer and dryer, alongside additional cupboard storage and a sink. There is also access from the lobby out to the garden at the rear.

Back in the lobby, to the front, discover a light and bright reception room, ideal as a playroom, lounge or a study, with stone mullion-style windows looking out over the driveway to the front. Neutral shades to the carpet and walls add a relaxing feel to this versatile room.



- SOAK & SLEEP -

Make your way up the stairs to the landing, where neutral toned carpet extends underfoot. Immediately on the right, refresh and revive in the main family bathroom. Elegantly tiled in navy blue and white to the walls, soak away your aches in the claw foot, rolltop bath, with showerhead attachment. Light streams in through a large frosted window. Alongside the bath, a wash basin, WC and cream heated towel radiator also feature.

Directly ahead of the stairs, discover bedroom four. A well-proportioned bedroom overlooking the private rear garden, there is ample room in here for a queen-size bed. Ideal too as an office.



- REST & REFRESH -

From the top of the stairs, turn left into bedroom two. Overlooking the paved front garden, this spacious bedroom features an abundance of fitted storage and could easily accommodate a king-size bed.

Sneak a peek at the ensuite, tiled in terracotta tones underfoot, also tiled to the walls and with plenty of storage; begin the day with a spritz beneath the shower. There is also a wash basin and WC.

Returning to the landing, turn to the left, into bedroom three where shades of duck egg blue and blush dress the walls. Ample storage is once again available in the fitted wardrobes, whilst there is easily space for a double bed.



- MASTER SUITE WITH A VIEW -

Back on the landing make your way to the master bedroom, carpeted in cream underfoot and with a splash of colour to the feature wall.

Spacious, warm and bright, wood framed glass doors open to a private patio, perfect for enjoying a morning cup of tea whilst listening to the bird song and enjoying views out over the garden.



- OUTDOOR ENTERTAINING -

Stepping out from the back door, discover the handy, covered storage area, ideal for a barbecue or bikes.

Steps lead up the tiered garden, providing access to the large lawn at the top and the private terrace outside the master bedroom, ideal for an evening tipple as the sun sets. Beyond the lawn, a separate patio lies to the top of the garden, private and peaceful courtesy of the hedge line to the rear.

Low maintenance gravelled beds encased by sleepers offer vast potential for use, perhaps for raised borders in which to grow your own fruit and veg.



- ON YOUR DOORSTEP -

Surrounded by greenery, get to know all the best of the beautiful countryside walks at your feet, taking in the country lanes, moorland scenery and fields.

With the nature reserve of Redisher Woods and Holcombe Moors on your doorstep, pull on your walking boots or cycle helmet and get to know the woodland trails and pathways. Call into your local pub The Red Lion for a refreshing thirst quencher, or pay a visit to the Waggon and Horses, only a short walk down the road.

Families are ideally situated, with several schools nearby including St Mary's Church of England Primary and, a little further afield, Greenmount Primary School. Centrally located for so much, Hawkshaw Village Store is only a few minutes' walk away for all your essentials, with a co-op and Holcombe Precinct also in easy reach.

Jumbles Country Park woodland and reservoir, Entwistle and Turton Reservoirs are all nearby by car, offering access to walks and wildlife. Hawkshaw Tennis Club is a short walk away along Two Brooks Lane, whilst Greenmount Golf Club is a little over five minutes' drive by car.

A home lovingly extended, with room for all the family, make Spring Cottage, Bolton Road, your forever home.

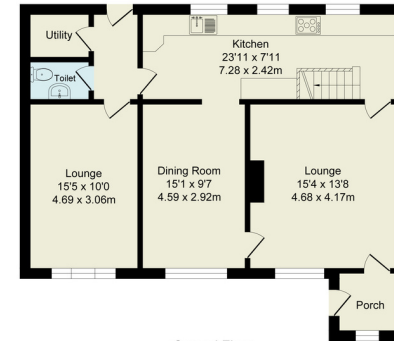


- FINER DETAILS -

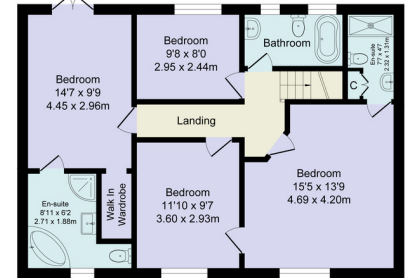
- Beautiful Character Stone Cottage
 - Sold with No Onward Chain
 - Three Reception Rooms
 - Lounge with Feature Fireplace & Woodburning Stove
 - Four Double Bedrooms, Two with En-Suites
 - Master Bedroom with En-Suite, Walk-in-Wardrobe & Patio Doors
 - Stunning Countryside Views
 - Located in the Heart of Hawkshaw Village
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- Freehold
 - Council Tax Band E

Bolton Road, Hawkshaw Total Approx. Floor Area 1663 Sq.ft. (154.5 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.



Ground Floor
Approx. Floor Area 847 Sq.Ft (78.7 Sq.M.)



First Floor
Approx. Floor Area 816 Sq.Ft (75.8 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

