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“FOX'S LAIR”, TOP O TH LANE FARM, BROADHEAD ROAD, BOLTON, BL7 0JQ



- 17 th century stone farmhouse
- 5 stables (mother & foal), tack room
- Approx 10 acres of formal gardens & grazing
- Electric gated entry, open gravel driveway parking
- Potential to suit business use STPP
- Spacious luxuriously appointed
- Top quality fixtures & fittings
- 2600 sq ft of characterful stylish accommodation



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Incorporating: Wright Dickson & Catlow. WDC Estates



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Situated on the outskirts of Edgworth, near Crowthorne and close to the Toby restaurant is this wonderful stone farmhouse which we understand dates from the 17th Century. The property has been carefully updated by retaining its many architectural and characterful features and combining them with the needs of modern day living by utilising high end fixtures and fittings sympathetic to the living space and ambience. Think Villeroy & Boch bathrooms, a hand crafted kitchen by Martin Moore complimented by a mix of wood and granite work tops and a cream 4 oven Aga plus a matching companion Aga. Presentation is to the highest standard and this is a wonderful family home however it is equally suitable for formal entertainment and may potentially suit some business arrangements (STPP).

Warmed by LP gas central heating, the property offers approximately 2600 sq ft of stylish living space comprising briefly of: Stunning entrance hall, 22'0 x 13'8 lounge, conservatory of a similar size, dining room, sitting room 21'4 x 15', cloaks w.c, utility room, kitchen/breakfast room. Landing, fabulous master bedroom with feature arched window and en-suite shower room that simply adds to the WOW factor. Three more bedrooms and the family bathroom that is just gorgeous.

The property is approached via an electric gated entry and is very private and yet is not too far out or cut off from other people. The lovely open panoramic views of rural countryside are there to be enjoyed and will be much admired plus there is further potential to enhance the equine facilities as in 2013 planning was granted for a full size menage and 30 ft trot up area.

In order to appreciate fully the many outstanding qualities and attractive features, if not the business potential the property offers, viewing is absolutely essential and comes with our highest recommendation. Please call Cardwells Estate Agents, Bolton 01204 381281 or bolton@cardwells.co.uk for an appointment, we are available 7 days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approached via an electrically operated wrought iron gated entrance, the gravel driveway leads to a complete turning circle with additional parking options. To the right after entering is a farm gate leading to the stables area. Walking through the formal garden area & pathway the main entrance awaits.

Hall Stunning split level entrance hall with a tall arched window, double entrance doors having a flagstone floor & stairs with open balustraded landing.

Lounge 22' 9" x 13' 8" (6.93m x 4.16m) Partial exposed stone walls, Ornate cast iron fireplace & polished wood surround with marble hearth, inset gas flame fire, oak plank flooring, double door to conservatory.

Conservatory 21' 8" x 13' 5" (6.60m x 4.09m) Stone/UPVC double glazed, ceramic tiled flooring.

Dining Room 13' 7" x 9' 3" (4.14m x 2.82m) 1 wall has exposed stone walling, flagstone flooring.

Sitting Room 21' 4" x 15' 0" (6.50m x 4.57m) Open stone fireplace & hearth, beamed ceiling, 1/2 timber paneled walls.

Cloaks W/C 1/2 Tiled walls in lovely ceramics white W/C & designer wash basin/vanity stand.

Utility Room Quality tiled flooring, plumbed for automatic washing machine.

Kitchen/Breakfast 27' 9" x 15' 7" (8.45m x 4.75m) At widest points. The heartbeat of the house. A wonderful & characterful room having a bespoke "Martin Moore" hand crafted kitchen combining a cream 4 oven gas Aga, plus a 2 oven electric Aga companion, Belfast sink & cabinets topped in polished wood and granite with a host of floor and wall cabinets, plate racking and shelving. Natural stone floor tiling, partial exposed stone walling and a second stone staircase off.

First Floor

Landing Open balustraded landing, 4 steps up into landing/hallway.

Master bedroom 22' 8" x 12' 11" (6.90m x 3.93m) 2 Windows, 1 of which is arched, enjoys open panoramic views.

En-Suite Mosaic wall and floor tiling. Villeroy Boch suite comprising, washbasin, w/c, & oversize curved glass open shower cubicle, blender shower.

Bedroom Two 13' 9" x 11' 7" (4.19m x 3.53m) Beamed part sloping ceiling, built in storage cupboards.

Bedroom Three 15' 5" x 7' 2" (4.70m x 2.18m) Beamed part sloping ceiling.

Bedroom Four 10' 6" x 9' 1" (3.20m x 2.77m) Beamed part sloping ceiling.

Bathroom A fabulous room with shuttered windows. A beamed & partially sloping ceiling, natural stone floor & wall tiling, Villeroy Boch suite. Vanity wash basin, w/c, curved glass open shower cubicle, blender shower & a white cast iron enamel claw foot bath complimented by floor standing taps & shower fittings, chrome pipework.

Gardens Formal garden are with patios & lawns reaching out to the surrounding acreages. Refer to attached plans for information

Important Notes

17th Century farmhouse, not a listed building

FREEHOLD

LP Gas central heating by radiators

2600 sq ft living space (as per EPC)

Approx 10 acres of formal gardens, patio & grazing

Stabling 5 boxes plus mother & foal and tack room

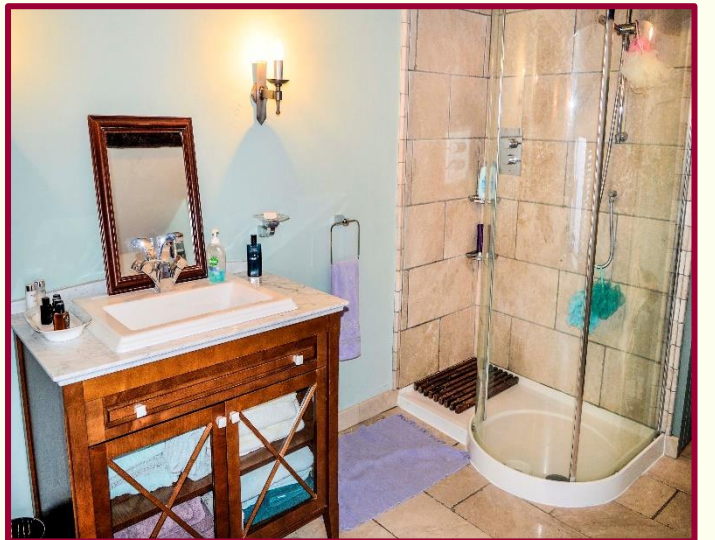
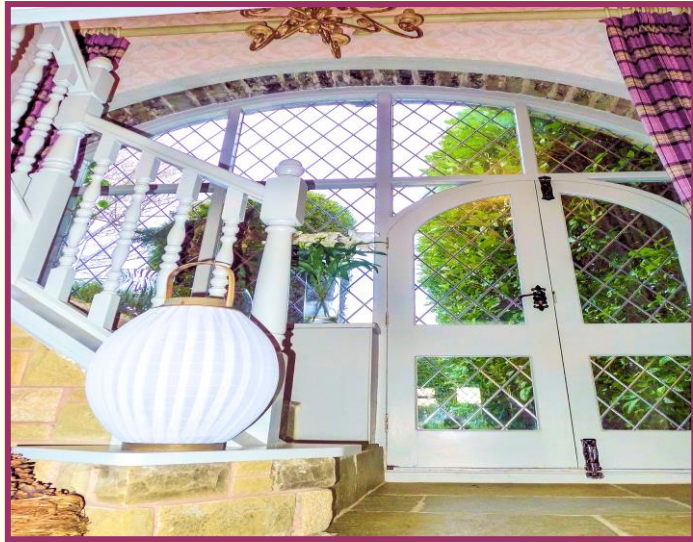
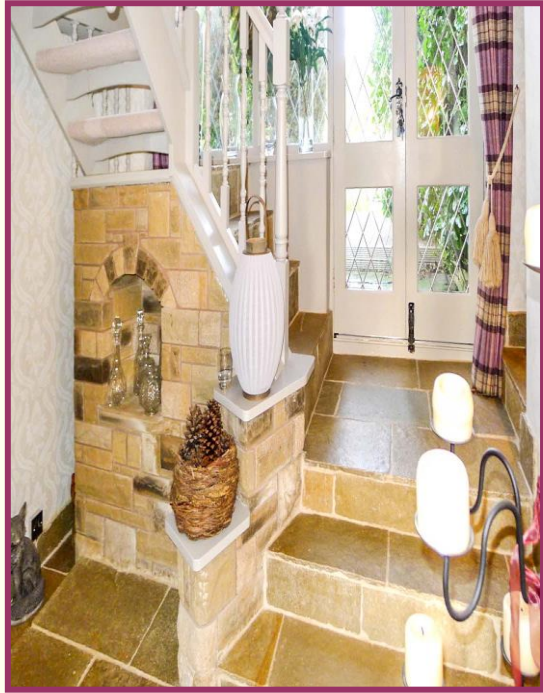
The bungalow attached to a small area on roadside aspect of Fox's Lair and is independently owned.

Gravel driveway parking for numerous vehicles/horse box's etc

Price Offers over £750,000

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Viewings Viewings are by appointment only call Cardwells Estate Agents Bolton 01204 381281



Please note: all viewings are by appointment only through our BOLTON Office

