

Price: £749,000 Including kitchen appliances, carpets, lights, blinds, fitted wardrobes, CCTV system

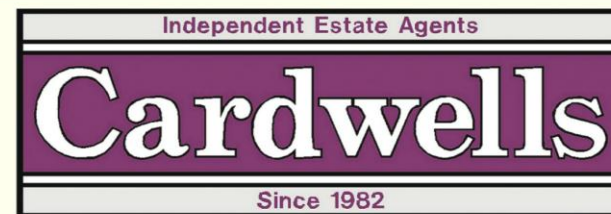
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Incorporating: Wright Dickson & Catlow, WDC Estates



BENTLEY MANOR BARN – MOORSIDE ROAD – BOLTON – £749,000

A fabulous seven bedroom four bathroom country home set in approximately an acre of private lawned gardens behind ornate wrought iron electric gates. Located on the outskirts of Edgworth village, the property enjoys privacy and yet is in no way cut off or secluded. Originally the barn to the adjoining property, and dating from 1780 or thereabouts, the property has over a number of years been re modeled, re designed to create 3572 square feet of luxurious living space over three levels, all to which features high end fixtures & fittings, hardwood joinery and tasteful decor. Specifications include gas fire central heating (mains), mains water supply, UPVC double glazing and a high level of built in insulation. This is a wonderful family home that boasts every comfort, blending the character of a stone farmhouse having 2 feet of thick stone walls with that of the most modern and up to date high end fixtures & fittings which together create the perfect living environment, ideal for both families to grow in comfort but also impressive and stylish for entertaining. There is ample room for the odd marquee on the lawns if you would prefer an alfresco party! There is more than enough space on the driveway for all your guests to park as well. Now, saving the best until last, is the superb kitchen/breakfast room. This is the hub of the house and no doubt the centre of day to day living. Bespoke design by the Kitchen Design Group who are a part of Stuart Fraser, which has a comprehensive range of floor and wall cabinets with Corian work tops and Neff appliances, not only modern but very serviceable, stylish and very attractive. This property is unique and offers benefits that potential buyers will only fully appreciate by personal inspection which whilst highly recommended is strictly by appointment only and accompanied by Cardwells staff.

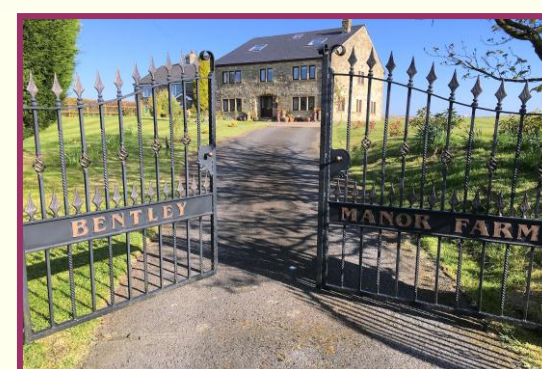


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Porch

Open porch, UPVC double glazed entrance door & surround.

Hall 20' 11" x 8' 7" (6.37m x 2.26m)

Spindled stair case off with 1.1 wide stairs.

Cloaks W/C 3' 3" x 8' 11" (1m x 2.72m)

White designer suite, w/c and wash basin, partially tiled.

Lounge 22' 1" x 12' 10" (6.73m x 3.9m)

A bright large room having 3 windows each with views of open countryside and gardens. Class 1 chimney breast, classic stone fire place & hearth with gas coal flame fire, double doors to dining room.



Dining Room 14' 8" x 12' 10" (4.47m x 3.9m)

Side window and patio doors to the rear garden.



Second Lounge 18' 5" x 11' 4" (5.62m x 3.46m)

Classic stone fireplace and gas flame fire (class 2 chimney breast)



Gardens

The beautiful family home is set in a sizeable plot with excellent family friendly quite level and enclosed gardens that are predominantly laid to lawn. The rear garden borders directly onto grazing farmland. The garden area to the side of the garage is laid to lawn and is very private being enclosed by mature trees. The front and side garden areas are laid to lawn and may make an ideal place for children to play. Note: Potentially, subject to negotiation with the vendor, additional land may be available to purchase or lease.



Kitchen/Breakfast/Family Room 15' 1" x 20' 6" (4.6m x 6.25m)

Luxuriously appointed and of bespoke design by The Kitchen Design Centre of Colne, part of the Stuart Fraser Group. Features a host of base and wall cabinets with Corrian worktops & moulded sink with Quooker water tap. Centre island unit with contrasting breakfast bar Neff appliances, 5 ring induction hob with extractor above, pyrolytic combination microwave, conventional oven & a combination steam oven, 2 warming drawers, integrated larder fridge, 2nd fridge, Miele larder freezer, Neff dishwasher, feature lowered ceiling/ lighting above the island unit, Karndean flooring.

**Utility Room 9' 5" x 7' 7" (2.86m x 2.3m)**

Medium oak fitted units, set in sink, base & wall cupboards, larder cupboard which houses the boiler, partial tiling, Karndean flooring, integrated freezer.

First Floor**Landing 27' 11" x 8' 07" (8.5m x 2.65m)**

Spindled landing & staircase up & down.



Master Suite 18' 4" x 11' 3" (5.58m x 3.42m)
Professionally fitted furniture by Hammonds.



En-suite 7' 0" x 11' 4" (2.13m x 3.45m)

Oversize glass shower, concealed flush w/c, wash basin and Utopia cabinets, large mirror, pelmets and under lighting, partial wall tiling.



Bedroom Two 11' 8" x 12' 10" (3.56m x 3.9m)



En-Suite 5' 4" x 7' 8" (2.33m x 1.63m)

Corner glass shower cubicle, w/c, wash basin, tiled walls.



Bedroom Three 11' 7" x 12' 10" (3.52m x 3.92m)

Bedroom Four 12' 1" x 12' 9" (3.68m x 3.88m)



Family Bathroom 9' 10" x 14' 8" (2.99m x 4.48m)

Beautiful porcelain & natural stone tiling to walls & floor, step & plinth with Air bath, Vernon Tutbury wash basin & w/c, oversize glass shower cubicle, body jet shower bar.



Second Floor

Landing 14' 1" x 9' 11" (4.29m x 3.03m)

Ceiling height 9'11, sloping ceiling with Velux roof window, spindled, access to eaves storage.

Bedroom Five 17' 1" x 10' 2" (5.2m x 3.1m)

built in wardrobes, large Velux roof window, 10' centre height, of Vaulted ceiling.

Dressing Room 6' 2" x 10' 2" (3.07m x 1.88m)

Velux window.

Bedroom Six 11' 1" x 9' 2" (3.38m x 2.79m)

Large Velux window.



Bedroom Seven 11' 8" x 9' 1" (3.55m x 2.77m)

At maximum points, Velux window.

Bathroom 6' 2" x 10' 2" (3.10m x 1.88m)

Stylish 3 piece bathroom suite in white with shower over the bath, wash basin, dual flush w/c, contemporary wall & floor tiling, radiator, Velux window, spotlighting, extractor fan.

**Garage**

A substantial detached garage with double vehicle entrance door and pedestrian door into the workshop area, with UPVC double glazed windows & electric roller doors. The garage area opens into the workshop area. The garage is served by a large sweeping horseshoe style driveway with vehicle gates at each entrance/exit. The main entrance is accessed via wrought iron electric entrance gates. There is private parking for many vehicles.

**Important Notes**

Freehold

Council tax band G £2716.82 payable current year 2017/18

Mains power & water supply (Meter)

Septic tank drainage (shared with next door)

Property dates from 1790's

Barn conversion completed in 2002

Right of use of access road to the property

Additional land potentially available (sale/lease)

Extensive CCTV system

Mains gas supplied, gas central heated by radiators, pressurized hot water system

Fire alarm system linked to the security alarm

UPVC double glazed windows & Central heated throughout by radiators

block polystyrene space insulation

Doors, architraves & skirting boards all in hardwood

Approximately 2 ft thick stone cavity walls.