



Important notes:

The cobbled access road is a private road un-adopted.
Gas mains, gas central heated by radiators, boiler new 2014 with 7year warranty.
Cast iron log burning stove DEFRA certificate
Re roofed in 2016.
Loft converted in 2016 with full compliance & certificates for building regulations.
All land is Freehold.
Mains drainage & water supply.
Public footpaths to riverbank, private around the lake which could be fenced off if required.

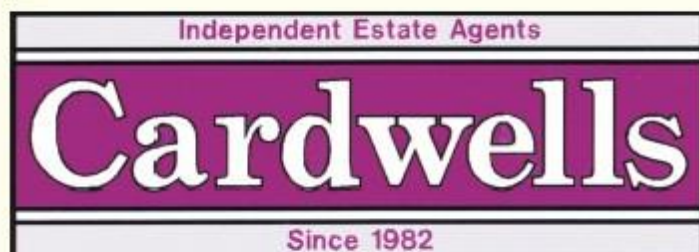
Three titles.

GM311767, GM327861, GM255796

Price: £299,950 Including, Carpets, curtains, lights, stove burner, kitchen fittings, oven/hob, dishwasher, 2 stables.

Disclaimer:

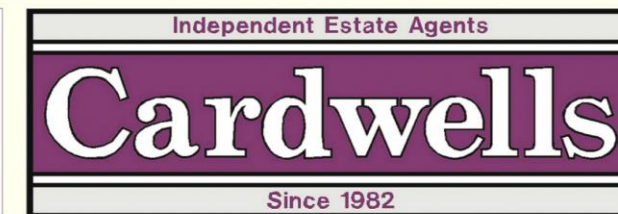
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NEW EAGLEY MILLS COTTAGES – ASHWORTH LANE – £299,950

Beautiful 3 bedroom end cottage with modernised accommodation over four levels, enjoying a picturesque riverside position on the banks Eagley Brook with impressive views and approximately 5.5 acres of land with stables, paddock and a lake. Although rural in nature the property is situated in Sharples and as such is within easy reach of excellent everyday amenities including: popular schools, shops, transport links and excellent leisure and recreational facilities. This is a rare opportunity to acquire a beautiful home with land and stabling, the type of which that is rarely found on the open market. During the ownership of our clients the property has undergone considerable modernisation to offer a beautiful home that boasts many modern facilities yet has been tastefully refurbished and remains true to the heritage of this unique home.

The accommodation briefly comprises; entry level: lounge with dual aspect the rear is towards Eagley Brook, fitted kitchen, utility area, on the lower level is a family room and sitting room, on the first floor there is a landing bedrooms two and three and beautiful family bathroom suite complete with steam shower cubicle, twin sinks and beautiful bath, on the upper level is the master bedroom with a Juliet style balcony overlooking Eagley Brook and limited head height walk in storage room which is currently used as a walk in wardrobe.

Externally there are gardens to the front of the property, a terraced style garden to the rear which enjoys the wonderful aspect over Eagley Brook and is a superb place to feed the fish, there are two parking spaces to the front and one to the side of the property. The land included with the sale is spread across three land registry titles (GM255796, GM327861 & GM311767). The stables and paddock are accessed via a short walk from the property on the right hand side behind a gate, just before the stables gate there is a footpath into the woodland following the river which leads to the lake which is also included in the sale. We draw your attention to the title plans for identification of the extent of land. This is a unique opportunity to acquire a significant refurbished property with land. In our opinion all this is on offer can only be fully appreciated, via a personal inspection, with Cardwells Bolton Office on 01204381281.

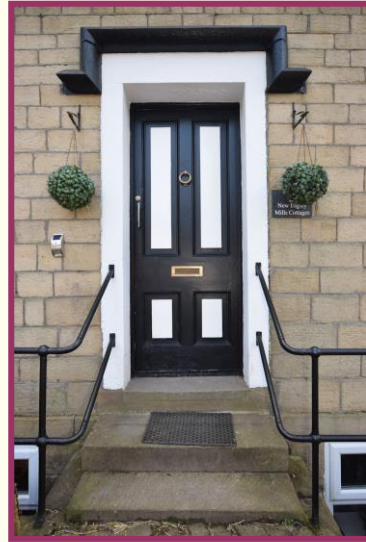
BURY
14 Market Street, BL9 0AJ
Tel: 0161 761 1215
Fax: 0161 764 0993
Email: bury@cardwells.co.uk

MANCHESTER
44 Bury Old Road, Whitefield, M45 6TL
Tel: 0161 773 1011
Email: whitefield@cardwells.co.uk

BOLTON
11 Institute St. Bolton, BL1 1PZ
Tel: 01204 381281
Email: bolton@cardwells.co.uk

Worsley
2 Pennyblack Court, Barton Rd, M30 2PD
Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

Ground Floor



Lounge/Diner 15' 3" x 19' 0" (4.65m x 5.8m)

Multi fuel burning stove, beamed ceiling, quality flooring, ample dining space, exposed stone work, 2 radiators, double glazed windows to the front & rear, front & rear entrance doors, stairs off to the lower level. This room enjoys twin (front & rear) windows, to the rear is an aspect over Eagley Brook.



Kitchen 14' 4" x 11' 1" (4.36m x 3.37m)

Quality farmhouse style kitchen complete with central island/breakfast bar, Belfast style sink, 5 ring gas hob, integrated oven/grill, dishwasher, granite work surfaces around the sink and solid block work surfaces to match the central island, two double glazed windows to side and front, spotlighting, quality flooring, ceramic wall tiling.



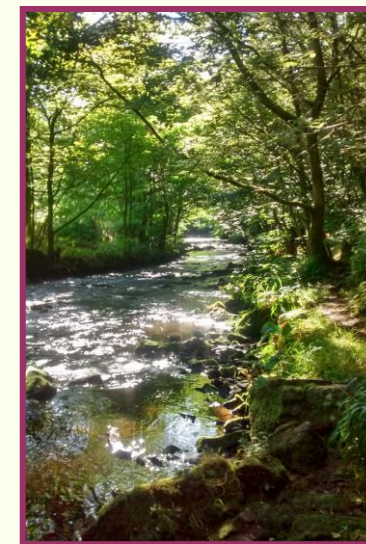
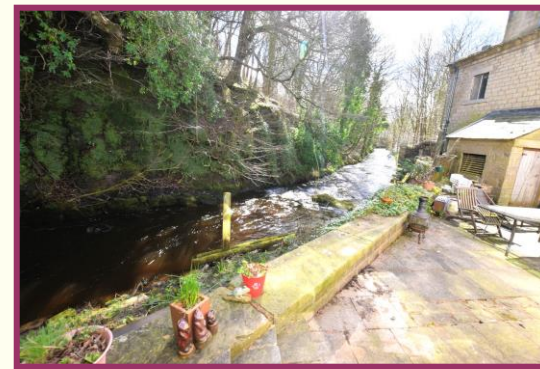
Parking

There are two parking spaces to the front of the property and one to the side.



Gardens

There are gardens to the front of the property which are predominantly laid to lawn and extend to the blue shed and trellising, to the rear is a patio type garden which enjoys the wonderful river bank position from which to enjoy the views and also feed the fish!



Land, Stables, Paddock and Lake

The land included within the sale is spread across three land registry titles (GM255796, GM327861 & GM311767). The stables and paddock are accessed via a short walk from the property up the cobbled lane towards Ashworth Lane on the right hand side behind a gate, just before the stables gate there is a footpath into the woodland following which follows the river, this leads to the lake which is also included in the sale. We draw your attention to the title plans for identification of the extent of land.

Utility Room 10' 2" x 7' 10" (3.1m x 2.4m)

At widest point narrowing to 0.89. Plumbed for automatic washing machine and dryer, Belfast style sink, double glazed window which enjoys the aspect over Eagley Brook, ceramic floor tiling.

**Rear Porch**

Double glazed rear entrance door, quality flooring, stairs off to the upper level.

Lower Level**Family Room 16' 1" x 16' 2" (4.9m x 4.92m)**

Generous head height, exposed stonework to one wall, radiator, inset spotlighting, two double glazed windows to the front.

**Sitting Room 14' 9" x 10' 8" (4.5m x 3.26m)**

Double glazed window to front, standard glazed window to side, radiator, quality flooring, useful built in storage space.

First Floor**Landing 12' 11" x 5' 8" (3.93m x 1.73m)**

Double glazed window to the front, inset spotlighting.

Bedroom Two 16' 4" x 11' 10" (4.99m x 3.60m)

Feature wrought iron fireplace, double glazed windows to the front & side both enjoying pleasant views, radiator.



Bedroom Three 9' 4" x 13' 0" (2.85m x 3.96m)

Feature wrought iron fireplace, double glazed window to the front, radiator.

**Bathroom 8' 2" x 18' 1" (2.5m x 5.50m)**

Stunning five piece bathroom suite comprising twin wash basins, dual flush w/c, oval bath with handheld shower, and shower cubicle pod with steam room function, over head shower, hand held shower and body spray options, with built in lighting, ceramic wall tiling, two double glazed windows both enjoying the aspect over Eagley Brook, radiator.

**Upper Level****Master Bedroom 12' 8" x 19' 8" (3.85m x 5.99m)**

The Juliette style balcony over looks Eagley Brook as does the two double glazed windows, radiator, inset ceiling spotlighting, sloping ceiling height. There is a walk in wardrobe/storeroom off.

**Walk in Wardrobe/Storeroom: 7' 5" x 7' 5" (2.25m x 2.25m)**

Approximately. There is a restricted head height entrance of a maximum 1.4 meters, inset spotlighting, exposed beams.

H.M. LAND REGISTRY

NATIONAL GRID PLAN 5D 7212

GREATER MANCHESTER

BOLTON DISTRICT

Scale 1/2500

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NOTE: ALLSIES ON THIS PLAN ARE EXPRESSED IN FEET

The boundaries shown by dotted lines have been plotted from the 1948 aerial photo. The title plan may be updated from later survey information.

NOTE: THE LAND TITLED GREEN ARSON IS NOT INCLUDED IN THIS TITLE.

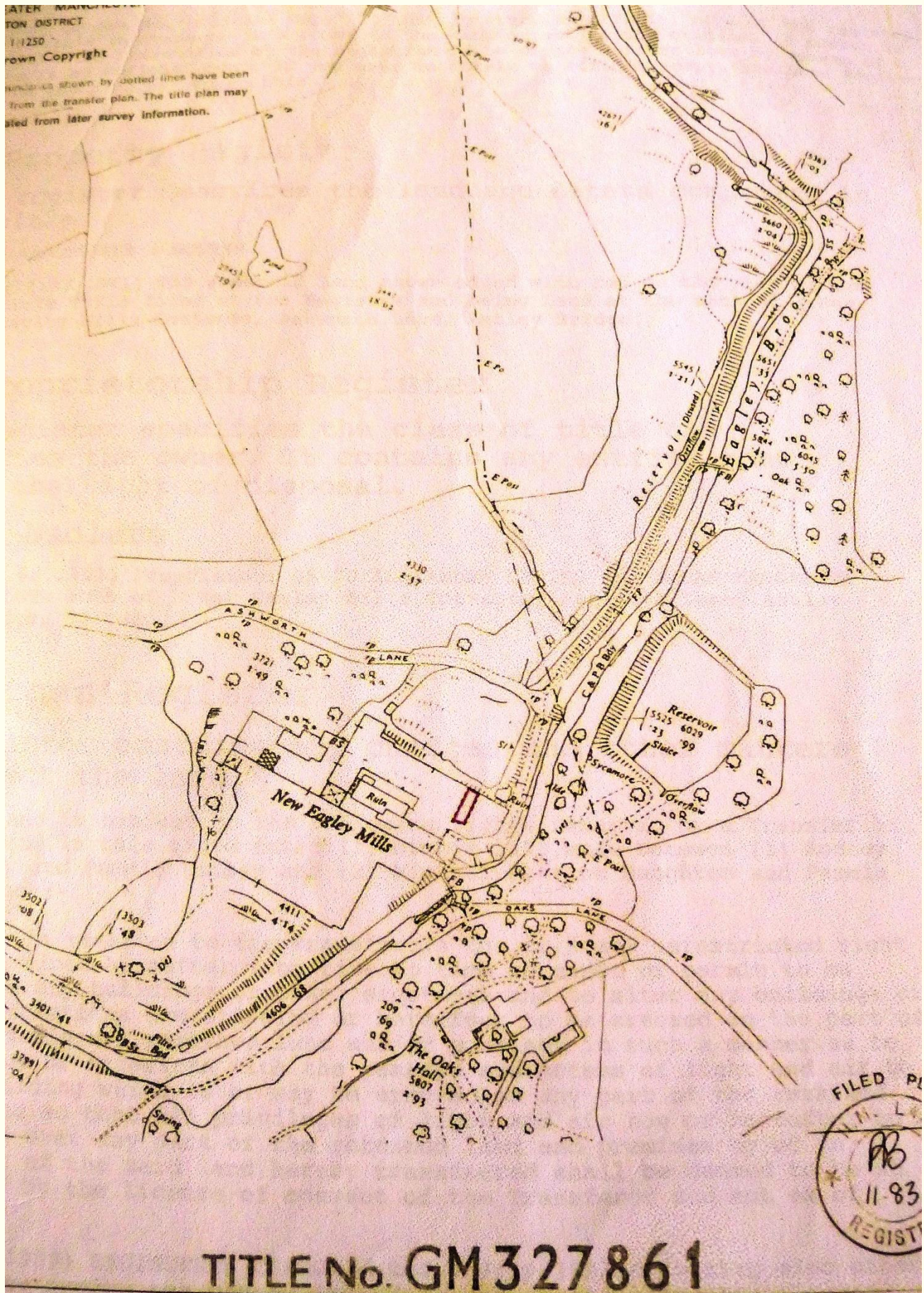


FILED PLAN
H.M. LAND
REGISTRY
12-51

TITLE No. GM 255796

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1/1250
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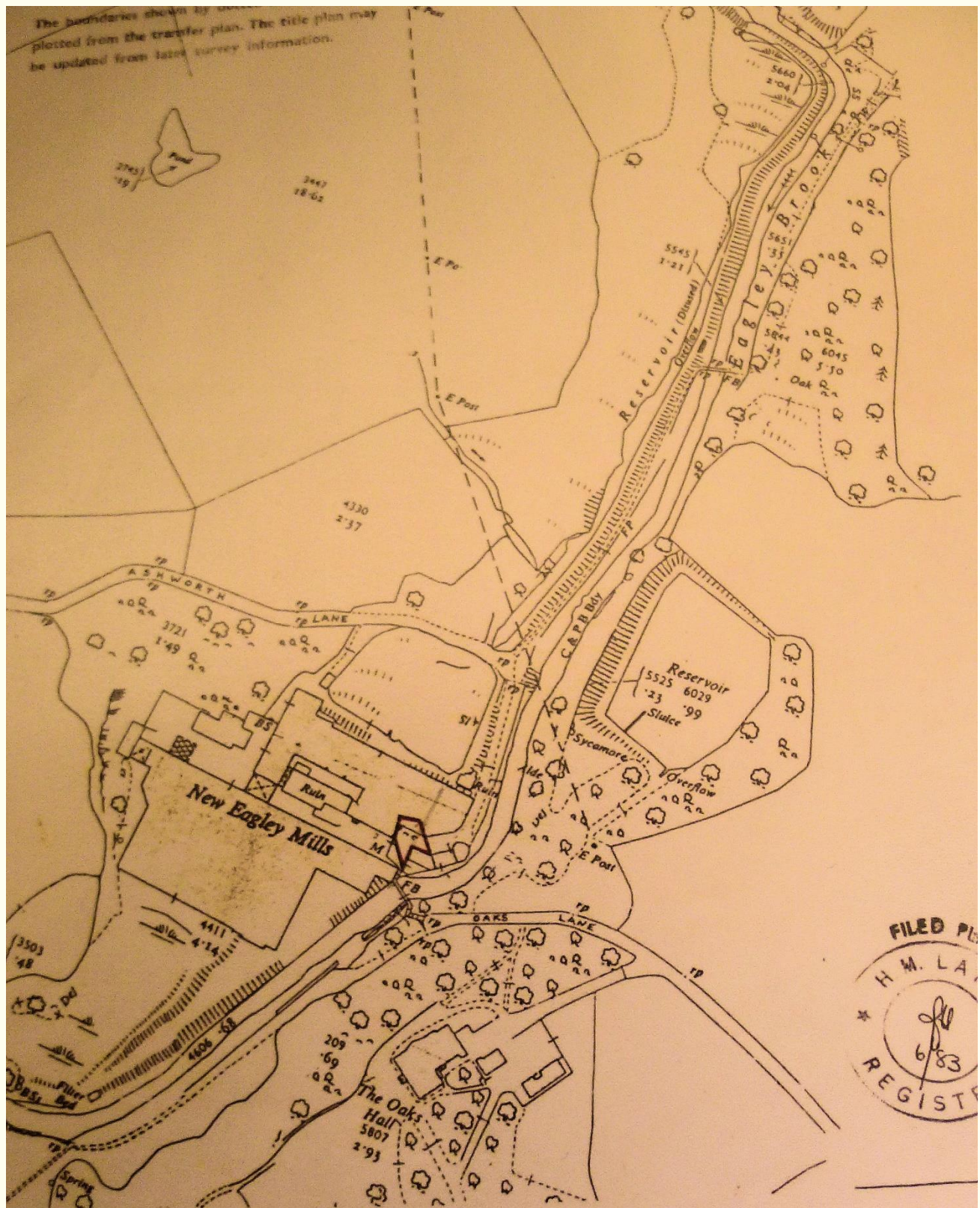
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TITLE No. GM 327861

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The boundaries shown by dashed lines are plotted from the transfer plan. The title plan may be updated from latest survey information.



TITLE No. GM311767

preceding notes page.

