



*The Coach House, Home Farm, Hall Lane*

Bold



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

If you are looking to find a character property, steeped in history, which has been renovated to work well for modern-day living and situated within its own substantial grounds, then the discovery of this delightful and unique property may well put an end to your search. This truly impressive Grade II listed property, is offered with no upward chain and is set within a two acre plot, with an additional, gated piece of land housing a pond and the approaching private road, also included within the sale price.

The property and land were all previously part of the Bold Estate, which dates back to the early 1600's. This was subsequently developed into the Bold Hall Estate in the 18th Century by Peter Bold (MP for Wigan). The original Bold Hall was designed by the Venetian architect Giacomo Leoni and was a nine-bedroom mansion which was sadly demolished around 1900. 'The Coach House' was originally used as stables, for the former Bold Hall, although it's current facade is much more prestigious, with the East aspect of the current building replicating the architectural details of the former hall's principle elevation, but in a smaller form.

This striking family home is set over two floors, with both the internal presentation and grounds being maintained to the highest of standards. The property is entered through a traditional Georgian-style front door, with stone pillars either side, leading into a grand dining room with a vaulted, exposed wood and beamed ceiling. Two well-proportioned lounges, a high quality fitted kitchen with two island units, utility room, boot room, boiler room and guest WC. The first floor of the property is divided into North and South wings, separated by a spacious gallery landing with glass balustrade. There are five double bedrooms in total, with three on one side of the landing and two on the other. Four of the bedrooms benefit from en suite facilities, one of which is a 'Jack & Jill' en suite, accessed from two of the bedrooms and another of the en suites can also be accessed from the landing and utilised as a family bathroom.

Externally, the main plot is accessed through electric gates, onto a sweeping gravel driveway. A generous lawned garden with pond fronts the property. The garden has long-reaching views over the surrounding countryside, and also houses a detached annexe, which is currently used as a gym. Various other outbuildings are used for storage, including a Ground-keeper's hut. An expansive paved patio is situated at the rear of the property, with a built-in outdoor kitchen and barbeque. An under-cover hot tub, with built-in television screen completes the external space within the main plot.



## Entrance/Dining Room

The property is entered through a Georgian style front door, with stone pillars either side, leading into a grand and spacious dining room. This dual aspect room has a stone tiled floor, vaulted and beamed ceiling and an exposed brickwork fireplace surround, with an inset log contemporary styling. The traditional style beams and stone floor are combined well, with contemporary styling through the mezzanine landing above, which features a glass gallery balcony balustrade, resulting in a striking, unique and tasteful room.

Leading off the entrance/dining room are the guest WC, boiler room and, boot room. The utility room is fitted with wall and base units, with space for a washing machine and tumble dryer and has a tiled floor with under floor heating.

## Reception Rooms

The property is served by two generously proportioned lounges, making it ideal for buyers with teenagers, or parents living with them, who like their own space. Both lounges are dual aspect rooms, featuring Georgian-style sash windows at the front of the property. One of the lounges features a beamed ceiling, exposed brickwork fireplace surround, with inset electric wood-burner styled fire and Karndean flooring. The second lounge also benefits from an electric fire and has double doors providing side external access.

## Kitchen

A bright and tasteful dual aspect room, fitted with neutral, grey 'shaker'-style wall and base units, providing plenty of storage, with a beamed ceiling and tiled floor, with under floor heating. Integrated within the kitchen are two electric ovens, a dishwasher, double sink and a pull-out bin, with space for a fridge freezer. There are two central dining islands, with Granite worksurfaces to complement the units, along with a curved wood butcher's block section to one of the islands. A microwave oven and five ring hob with extractor above are also integrated into one of the islands.

## First Floor

The first floor of the property is divided into North and South wings, separated by a generous galleried landing with an Oak and glass balustrade, exposed brickwork wall and exposed ceiling beams. This space overlooks the dining room and would make an ideal 'den' space for older children.







There are five double bedrooms in total, with three on one side of the landing and two on the other, all of which feature beamed ceilings.

Two of the bedrooms have porthole-style, circular windows and fitted wardrobes, with both being served by an adjacent 'Jack & Jill' en suite bathroom. The en suite is fitted with an eye-catching polished tin bath, walk-in shower, feature hand basin, low level flush WC, tiled walls and floor.

Within the same wing of the upstairs is a third bedroom with an arched window and fitted wardrobes, which is served by a further en suite, with a walk-in shower, vanity hand basin, low level flush WC and tiled walls and floor.

On the other side of the landing are two further bedrooms. The main bedroom features an arched window and is served by a walk-in wardrobe, with hanging space and drawers and an en suite shower room with a walk-in shower, vanity hand basin, low level flush WC, tiled walls and floor.

The final one of the bedrooms has a porthole window and is fitted with Karndean flooring. This room provides access into the adjacent bathroom, for use as an en suite, which can also be accessed as a family bathroom from the landing. This bathroom is a generously proportioned room, fitted with a feature bath, 'his & hers' sinks, walk-in shower, low level flush WC and tiled walls and floor.

## External Areas

The main plot is reached through electric double gates, onto a sweeping gravel driveway, where there is no shortage of parking, for even the grandest scale of parties.

A large lawned garden fronts the property, with a large pond which homes Koi Carp and Roach. The garden has long-reaching views over the surrounding countryside, and also houses a detached annexe, which is currently used as a gym, with a kitchen area.

Further outbuildings include a Groundsman's hut, with kitchen area and WC, along with various other storage units.

An expansive paved patio is situated at the rear of the property, with a built-in outdoor kitchen, fitted with Granite worktops, fridge and barbeque. An under-cover hot tub, with built-in television screen completes the external space within the main plot.

The approaching private road to the property and a further gated plot of land, housing a second large pond (situated across the road from the main plot), is also included within the sale price.

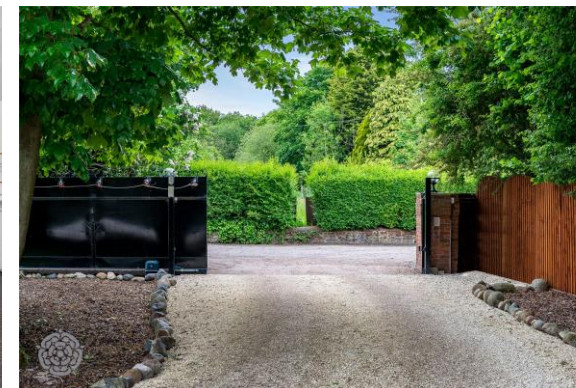
## Additional Information

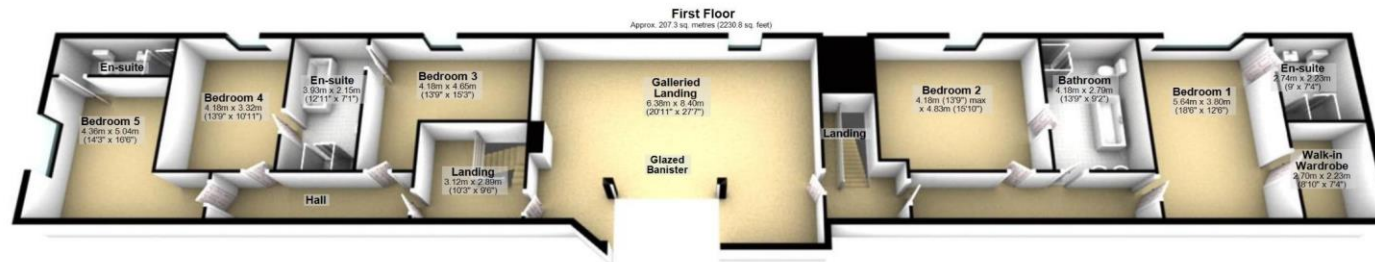
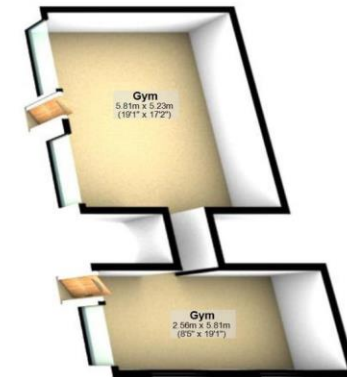
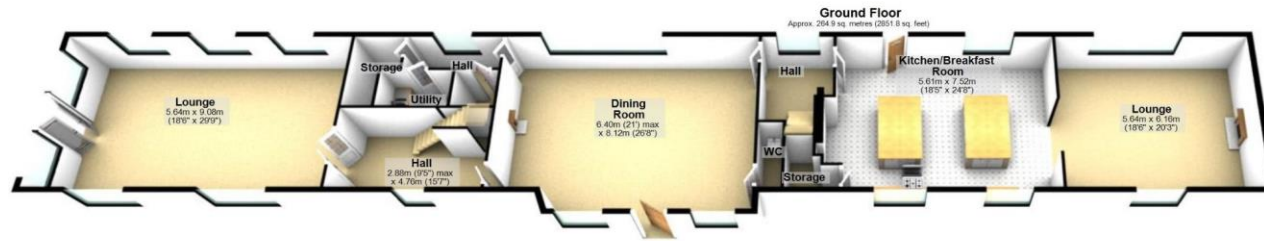
- \* The property is fitted with CCTV security cameras.
- \* Police-monitored alarm.
- \* Accessed via a private road, ownership for which is included within purchase of the property. Access rights allowed to other residents on road.
- \* Mains electricity, oil-fuelled central heating, septic tank for waste, fitted in 2007.

## Tenure

Freehold

EPC Rating - C





Total area: approx. 472.2 sq. metres (5082.6 sq. feet)  
This floor plan is for illustration purposes only.  
 Plan produced using PlanUp.

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.