



Owl Barn Hampsons Farm, Coal Pit

Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated within a stunning elevated location offering panoramic unrival views over Bolton and surrounding countryside, Owl Barn is a much impressive mews constructed in 2003 to the highest of specifications and recently renovated by the current owners. Offering a wealth of well proportioned and highly flexible living space this splendid property offers more than enough room for the growing family and must be seen in person to be fully appreciated.

Being surrounded by open countryside this property also sits with an easy access to a host of amenities including Bolton School and is well placed for major transport links, making it ideally suited for those looking to commute.



Location

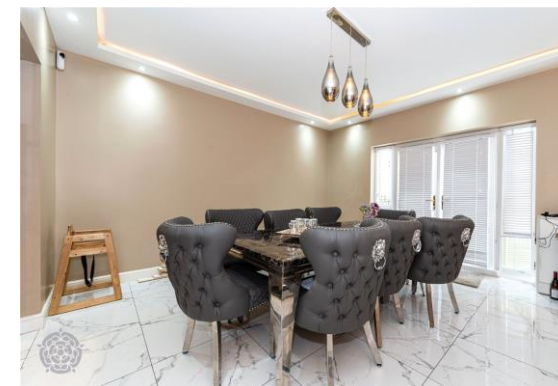
Smithills located north of Bolton centre is regarded as one of Bolton's most popular areas, offering exclusive private surroundings. It is also well placed for a host of local amenities including local shops and eateries, Bolton and Clevelands private schools and a wide range of major retail outlets. With transport links in and out of Bolton, including major motorway and railway networks close by, this is the ideal setting for commuting to a variety of locations including Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Wigan and Liverpool and across the North West.

Reception Rooms

There are two highly versatile reception areas, which include a large principal lounge with stunning recess lighting and an impressive feature media wall with space to accommodate a Plasma TV and in-built fireplace is the main focal point in the room. The additional lounge space has front and rear aspect windows enjoying specular views over Manchester. This room would be perfect to enjoy cozy nights around the inglenook style fireplace with log burner.

Kitchen

The hub of the house is the breathtaking living kitchen. A fabulous range of gloss white wall and base units comprising cupboards, drawers and contrasting quartz work surfaces, complemented by a variety of integrated appliances that include a larder fridge & freezer, Bosch double oven and combi Bosch microwave oven, Rangemaster oven with inbuilt extractor hood above, large centre island perfect for informal dining with built in wine rack. Lined with large porcelain marble effect tiled flooring. From here French doors leading to the rear gardens.







Bedrooms

Take the stairs to the first floor where four additional bedrooms await, all spacious doubles giving room for the whole family to spread out all unique with different facing aspects. The neutral colour palette continues throughout this floor making it easy for you to move in without having to think about changing a thing... this is going to be such an easy move! The second bedroom also benefits from its own three-piece shower room. Rising to the second floor, bedroom six awaits with built in storage and roof eaves, would make a fantastic room for a teenager, a craft room or a games room.

Bathroom & Utility

The family shower room comprises, three-piece suite with a range of Rakia ceramic fittings, double glazed shower cubicle with fixed rainfall showerhead and directable showerhead. Pedestal wash basin and pushbutton WC, finished with designer tiled wall and floor coverings.



Garden

Gardens & Driveway

The landscaped garden is private and not overlooked, which offers a real sense of rural seclusion, peace & tranquillity. A large laid to lawn garden with a raised decked area and stone wall, with a facility to install a hot tub. A paved patio and block paved pathway. To the front space to park three/ four vehicles

Tenure

Freehold

Council Tax

Band: G

Annual Price: £3,266



Mobile Coverage

EE - Medium
Vodafone - Medium
Three - Medium
O2 - Medium

Broadband

Basic
12 Mbps

Satellite / Fibre TV Availability

BT - Yes
Sky - Yes
Virgin - No

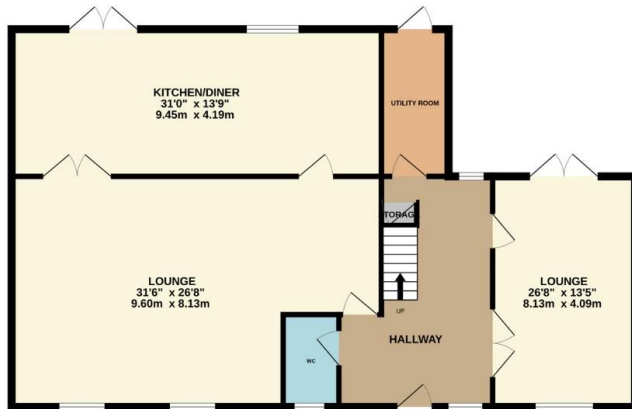
Agent Notes

Septic Tank
Gas via gas cylinders
Residents' management £30,00 - £35.00 for the water natural spring
Barn converted in 2003 and refurbished by the present vendors in 2021.

EPC Rating - E



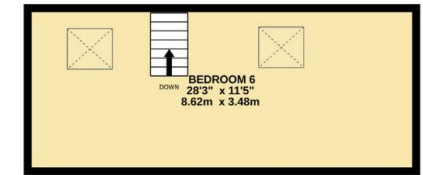
GROUND FLOOR
1991 sq.ft. (185.0 sq.m.) approx.



1ST FLOOR
1991 sq.ft. (185.0 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 4304 sq.ft. (399.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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.