



Clairvaux, Little Scotland

Blackrod



Miller Metcalfe
PRESTIGE

SINCE 1891

*** MUST BE VIEWED TO APPRECIATE THE SIZE AND FINISH ON OFFER *** STUNNING VIEWS OVER THE COUNTRYSIDE ***

Are you looking for a stunning family home with private gardens, accommodation of epic proportions and with superior living space, finished to the most exacting of standards located in a breath-taking semi-rural location? Look no further.

Located on the border of Blackrod and Haigh, Little Scotland is a semi-rural spot surrounded by superb open countryside yet within easy access for a host of amenities and well placed for major transport links, making it the ideal choice for those looking to commute. The house has undergone a complete transformation by the current owners to provide a stunning home with potential for further expansion / development. Only by internal inspection will buyers fully appreciate the sheer size, setting and finer features of this most impressive home and an early viewing is strongly recommended to avoid disappointment.



Accommodation

The exceptionally well-proportioned accommodation comprises an imposing reception hall, large principal lounge with feature living flame effect electric fire with media unit over and LED lighting, stunning newly fitted living kitchen with a host of integrated appliances and centre island, utility room and a cloakroom/wc to the ground floor along with two double bedrooms and a study.

On the first floor is a landing area, two good sized double bedrooms both with fitted wardrobes and en suite bathrooms.

The property is situated on a substantial plot with a double driveway and detached garage offer extensive parking whilst large gardens are not overlooked, backing onto awe inspiring open countryside offering substantial exterior space.

Reception Rooms

The property is accessed via an imposing reception hall with stairs rising to the first floor. The principal lounge is a spacious, light and airy room that has both front, rear and side facing windows with French doors that offer an outlook and access to the fabulous gardens. This wonderful room also features a feature living flame effect electric fire with media unit over and LED lighting. There is also a study off the main hallway.

Kitchen/Diner

Fitted with a matching range of modern light grey base and eye level units with contrasting white with grey vein quartz, contrasting royal blue island unit with cupboard drawers storage under, 'Belfast' style sink unit with swan neck mixer tap and hot water tap, integrated fridge, freezer and dishwasher, twin fitted electric fan assisted ovens, four ring induction hob with extractor hood over, pullout larder cupboard, window to rear, heated towel rail, radiator, oak flooring, ceiling with recessed spotlights, uPVC double glazed French double doors to garden.







Master Bedroom & En Suite Shower Room

UPVC double glazed window to front with panoramic views of open countryside, radiator, vaulted ceiling with exposed beams.

En-Suite Shower Room - Fitted with four piece modern white suite comprising double shower enclosure, twin wash hand basins with mixer taps, on a large vanity unit with cupboards under and drawers, low-level WC and heated towel rail, extractor fan, wet wall system to all walls, uPVC double glazed window to rear with panoramic views of open countryside, tiled flooring.

Walk In Wardrobe Plus Storage - Pvc panelled walls and sloping ceiling.

Bedrooms

There are two double bedrooms located on the ground floor and a further double bedroom on the first floor which has an en suite three piece bathroom suite.



Parking And Gardens

Clairvaux is set in a large plot with double width driveway to the left hand side offering off road parking for 5-6 cars leading to a detached garage with boarded loft storage room, power and light connected. The gardens offer superb lawned areas with well stocked borders, large decking area from the side of the property and gravelled rear garden with large decking patio and raised beds, there is large shed with decking around to the far corner and behind the garage there is another storage area gravelled ready for a home office or storage shed.

Tenure

Freehold

Council Tax

Local Authority: Bolton

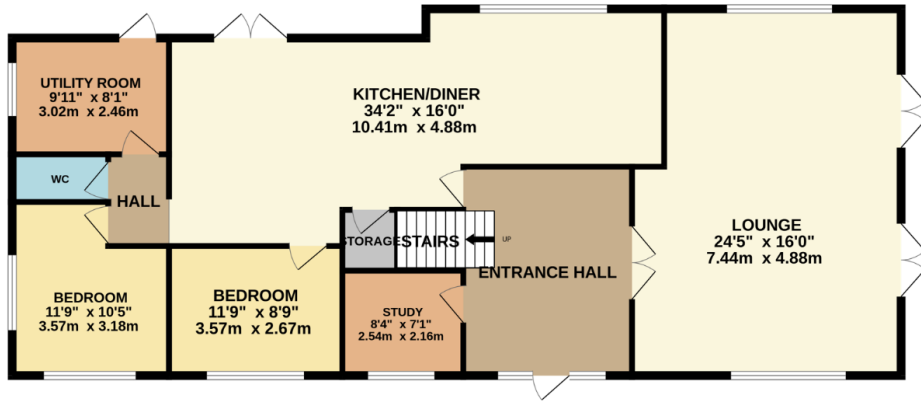
Band: F

Annual Price: £2,831

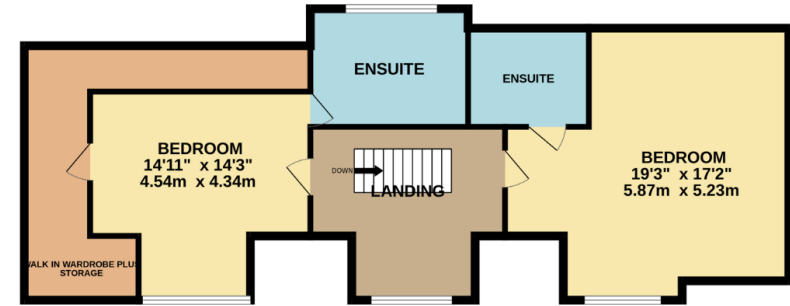
EPC Rating - D



GROUND FLOOR
1432 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 2308 sq.ft. (214.4 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.
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