



*1 The Kilphin, Princess Road
Lostock*



Miller Metcalfe
PRESTIGE

SINCE 1891

A Stunning Home on Princess Road

Nestled in a premier location, this magnificent, detached family home offers an impressive blend of luxury and functionality. Originally a five-bedroom property, it has been thoughtfully reconfigured into a spacious four-bedroom residence, with the potential for further expansion.

Located in a highly sought-after residential area, this property benefits from excellent transport links and proximity to some of the area's finest schools, including Cleveland's Preparatory and Bolton School.

As you approach the property, you're greeted by a sweeping block-paved driveway, providing ample parking for multiple vehicles. The front garden features an attractive centre lawn and flood lighting, creating a welcoming ambiance.



An Impressive Property

Stepping inside, the entrance hallway leads to four versatile reception rooms. The formal lounge, spanning over 24 feet, boasts a feature fireplace and patio doors that frame stunning views of the rear garden and golf course beyond.

The heart of this home is undoubtedly the bespoke, open-plan kitchen/family room/diner. This expansive area features a range of integrated appliances, granite worktops, and flows seamlessly into a family dining space. The adjoining family room, with its triple aspect and bi-fold doors, bathes the area in natural light and provides direct access to the garden. A separate games room and a study room offer additional living spaces, catering to various family needs.

Upstairs, four generously sized bedrooms await. The master suite is a true retreat, complete with fitted robes and a luxurious en-suite bathroom featuring a five-piece suite, underfloor heating, and dual basins. A former fifth bedroom has been cleverly repurposed as a dressing room for the master, adding a touch of lavishness.

The second bedroom also benefits from an en-suite, while the family bathroom serves the remaining two bedrooms. One of these bedrooms boasts a private decked balcony, perfect for enjoying the uninterrupted views over Bolton Golf Club.







Outdoor Oasis

Externally, the property continues to impress. The rear garden is a green oasis, featuring an extensive lawn, a composite decked patio, and established planting. The unobstructed views over the golf course provide a picturesque backdrop and will undoubtedly appeal to golf enthusiasts.

With its combination of spacious living areas, luxurious finishes, and potential for further expansion, this property represents a rare opportunity in a prime location. Viewing is essential to fully appreciate all that this exceptional family home has to offer.



EPC Rating

C

Tenure

Leasehold

999 years from 25 December 1987

962 years remaining

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic: 4 Mbps

Superfast: 59 Mbps

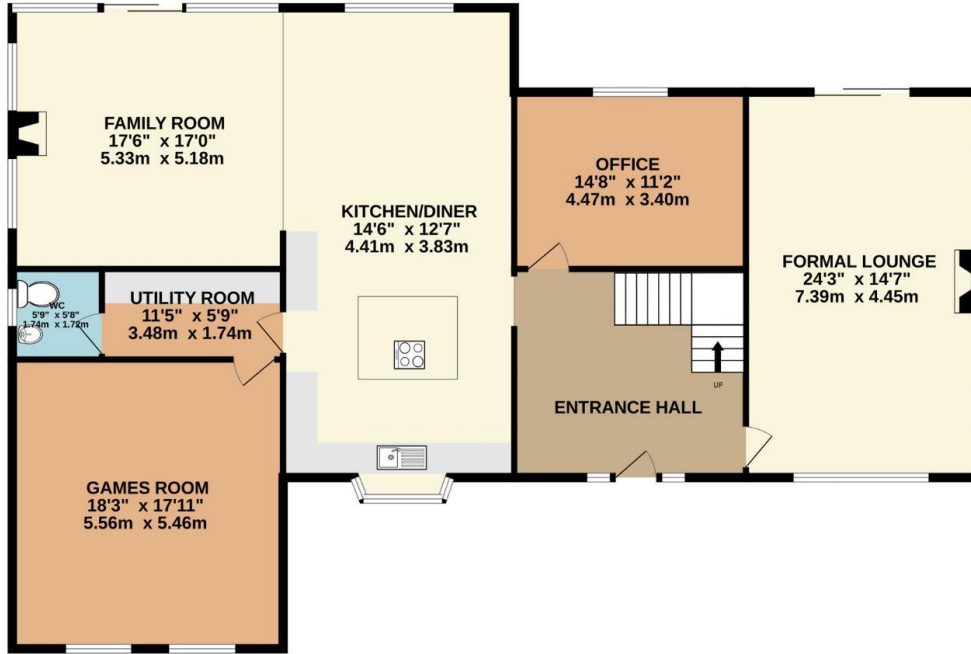
Satellite / Fibre TV Availability

BT - YES

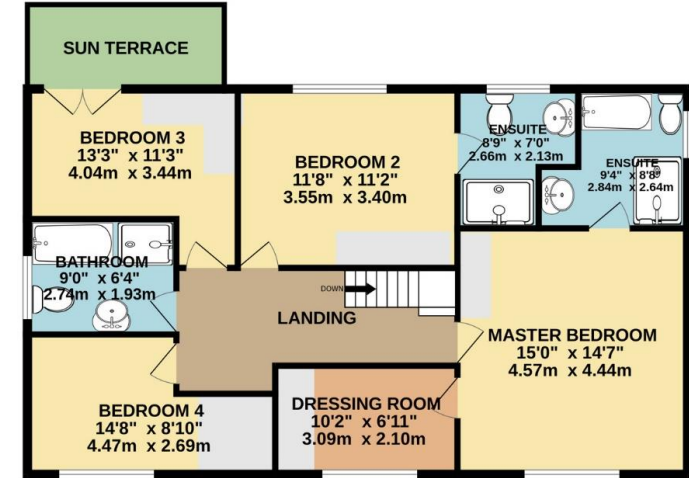
Sky - YES



GROUND FLOOR
1829 sq.ft. (169.9 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2840 sq.ft. (263.9 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.
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