

£775,000
Freehold



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Coggra Fold House, 344 Bradley Fold Road, Bradley Fold, Bolton, Lancashire BL2 6RL



Features

- A deceptively spacious four bedroom detached stone family home
- Two Large Outbuildings with Prior Approval and Positive Pre-Application Approval for Residential Conversion
- Development Opportunity - 2.6 Acre Plot
- Spacious lounge with feature log burning stove
- Dining Kitchen & Conservatory Extension
- Gas central heated & Double glazed windows
- Four Piece White Bathroom Suite
- Sold With No Onward Chain
- Arguably in one of the best locations within the area
- EPC Rating - D
- Large hallway with gallery landing
- Large Rear Garden and Patio Areas
- Viewing highly recommended and strictly by appointment only

Summary of Property

**** EXCEPTIONAL DEVELOPMENT OPPORTUNITY ** FARMLAND VIEWS ** SOLD WITH NO ONWARD CHAIN ****

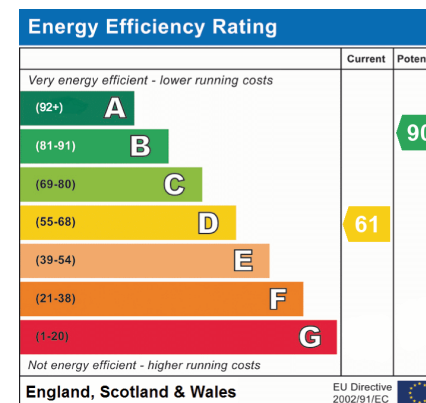
Coggra Fold House, along with its land and outbuildings, presents an exceptional development opportunity. This sale includes a main house and two outbuildings, both with prior approval and positive pre-application approval for residential conversion, all situated on a 2.6-acre plot. Whether you're looking to develop and sell the outbuildings or retain them, the potential here is immense.

The Main House - Nestled behind an elevated walled lawn and two entrance driveway, the main house offers vast opportunities for modernisation and extension (subject to planning). The current layout features an impressive entrance hallway with a galleried landing and a striking staircase, a spacious lounge spanning the full depth of the property with views over the rear garden, a large kitchen-diner, and a side conservatory. Upstairs, there are four well-sized bedrooms, including two large doubles, and a four-piece family bathroom with ample space for family needs. There's also potential to add an en-suite and perhaps a dressing room to the master bedroom.

Outside, the main house boasts a substantial rear garden with a patio and an expansive lawn with views over farmland, offering endless possibilities. And we haven't even mentioned the outbuildings and land yet...

An Ideal Development Opportunity - Coggra Fold House allows you to move into the main house while developing the outbuildings—an exceptional convenience that few properties offer.

Outbuildings, Land, & Development Potential - The outbuildings, land, and development potential at Coggra Fold House are major attractions. For those keen on development, this is a superb opportunity with parts of the planning process already initiated.



Local Authority

Bury Council

Band F

Tax Band Amount: £3306.04

Room Descriptions

Ground Floor

Entrance Hallway

Front door and circular front window, ceiling point, storage cupboard and stairs leading to the first floor landing.

Living Room

UPVC double glazed windows and UPVC double glazed French patio doors. Feature log burning stove, TV point and ceiling point.

Conservatory

Double glazed windows and sliding patio doors, radiator and tiled flooring.

Dining Kitchen

A range of wall and base units with complementary work surface, single bowl sink unit with drainer, breakfast bar, ceiling beams, ceiling point, UPVC double glazed window.

Rear Porch

UPVC double glazed back door and storage cupboard.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed rear window, fitted wardrobes and units, radiator and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

Bedroom Three

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Four

UPVC double glazed front window, radiator and ceiling point.

Family Bathroom

A four piece bathroom suite comprising of a corner bath, walk-in shower unit, low level w/c, wash hand basin, radiator, ceiling point and UPVC double glazed rear window.

Outside

Gardens

Front: Elevated walled lawn and a large gated driveway.

Rear; Externally the main house boasts a huge rear garden comprising a patio immediately outside the property and an expansive lawn which you could do so much with

Outbuildings

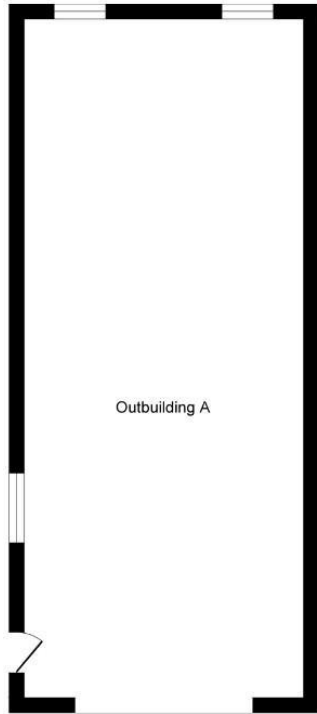
Outbuilding A: The other existing outbuilding lies to the north of the main house, this building has a positive pre-application for planning permission for residential conversion too. Access to this property is easiest via the same access as the main house.

Outbuilding B: One of the outbuildings lies to the south of main house, which has prior approval for conversion to a residential dwelling. To access this property there is a turn off further down on Bradley Fold Road which brings you through a gate and onto a field track leading up to the existing barn building.



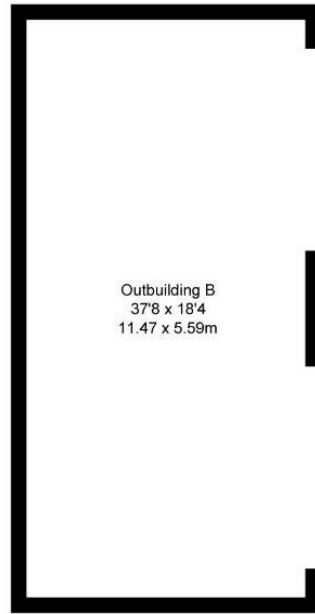
Bradley Fold Road, Bolton
 Total Approx. Floor Area 2162 Sq.ft. (200.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



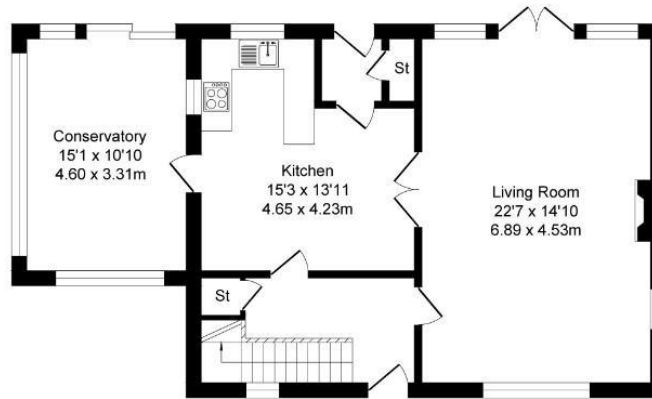
Outbuilding A

Outbuilding

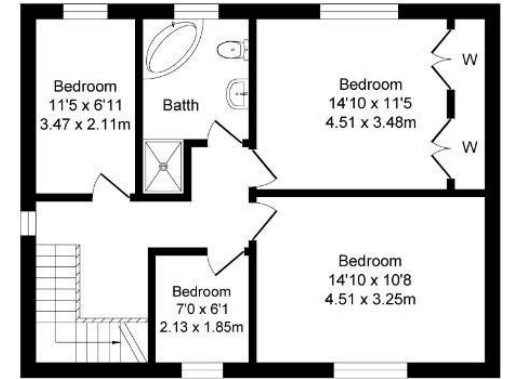
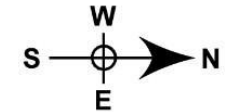


Outbuilding B
 37'8 x 18'4
 11.47 x 5.59m

Outbuilding
 Approx. Floor Area 684 Sq.Ft
 (63.5 Sq.M.)



Ground Floor
 Approx. Floor Area 825 Sq.Ft
 (76.6 Sq.M.)



First Floor
 Approx. Floor Area 653 Sq.Ft
 (60.7 Sq.M.)

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.