



INDEPENDENT ESTATE AGENTS



Dryfield Cottage Dryfield Lane, Rivington, Bolton, BL6 7RT

A rare opportunity to acquire a detached home in an excellent plot size adjoining fields to the side and rear and within a prime residential area plus stunning views towards Rivington Pike. There may be scope for further extension/re-development subject to the usual planning consents. Early viewing strongly advised.

- DETACHED RESIDENCE
- SUPERB PLOT AND POTENTIAL
- FANTASTIC VIEWS TOWARDS RIVING PIKE AND SURROUNDING HILLS
- IDEAL FOR THOSE DOWNSIZING OR WISHING TO EXTEND
- 3.5 MILES TO MOTORWAY LINK
- POTENTIAL FOR RE-DEVELOPMENT
- A1 LOCATION
- OPEN FIELDS TO TWO SIDES
- 1.5 MILES TO TRAIN STATION
- UNDER 1 MILE TO COMMERCIAL CENTRE



£650,000

DRYFIELD COTTAGE DRYFIELD LANE, RIVINGTON, BOLTON, BL6 7RT

A fantastic and rare opportunity to purchase a detached home which is situated within a generous plot of around 0.224 of an acre and located in a very high calibre semi rural location with open fields to the side and rear plus a superb view of Rivington Pike and the surrounding hills.

The property would no doubt suit those downsizing from a large home but wishing to retain large gardens and a high quality location. There is also great potential to work with the existing structure and gain planning permission to extend and thus create a house tailored to a buyers own style and specification. Equally, a buyer may consider wholesale redevelopment of the plot where the location can support selling figures in excess of £1M.

The current layout includes a lounge and breakfast kitchen to the ground floor and two bedrooms plus bathroom and separate shower room to the first floor.

We are advised that the property is Freehold and council tax band E

THE AREA

The Area:

Dryfield Lane is a highly regarded road in Rivington which is a village just on the outskirts of Horwich. The location blends a rural setting seamlessly with excellent access to facilities and an excellent transport links. The popular and independent Bolton School is around 5 miles away and Dryfield Lane is close to their bus route. Horwich town centre, which includes a good collection of largely independently owned shops and services is under one mile away whilst larger retail outlets can be found towards the Middlebrook development close to the football stadium which includes associated transport links (Horwich Parkway train station on the mainline to Manchester plus junction 6 of the M61).

Blackrod train station is physically the closest rail link, is on the main line to Manchester and is around 1.5 miles away whilst the motorway junction is around 3 miles away. Those busy working in Manchester city centre, for example, would no doubt relish their journey home to a rural retreat to enjoy the country park setting and enviable views. The area is synonymous with the philanthropist Lord Leverhulme who is understood to have socialised with the owners of properties in the area. To enjoy a slice of the towns heritage along with an individual residence and proportionate garden then look no further. This could well be the home for you.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

6' 1" x 8' 6" (1.85m x 2.59m) with glass panelled door with original leaded light over and with feature circular side window, fitted storage most probably for meters.

Reception Room 1

10' x 18' 8" max to alcove (3.05m x 5.69m) with front facing windows, contemporary fire, looking into reception courtyard area.

Breakfast Kitchen

10' 1" x 12' 10" (3.07m x 3.91m) with box bay to the front, look towards Dryfield Lane. Wall and base units in a white gloss, island unit, tiled finish to the floor, electric hob with microwave under, double oven, plumbing for washing machine, integral dishwasher.

First Floor

Master Bedroom

9' 6" x 9' 10" (2.90m x 3.00m) with rear window.

Bedroom 2

10' 1" x 11' 2" (3.07m x 3.40m) looking into Dryfield Lane.

Shower Room

6' 1" x 6' (1.85m x 1.83m) with corner shower cubicle, wc, tiled floor, fitted cupboard.

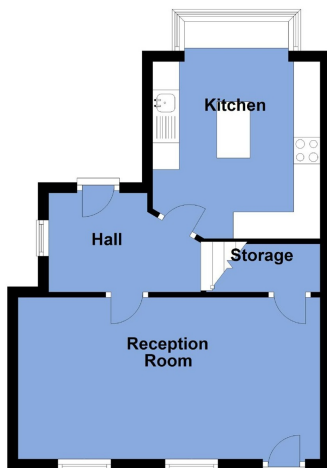
Bathroom

6' 11" x 7' (2.11m x 2.13m) to the rear, fully tiled to the walls, fitted with hand basin with marbled surround and within vanity unit. Enclosed bath, separate wc and shower.



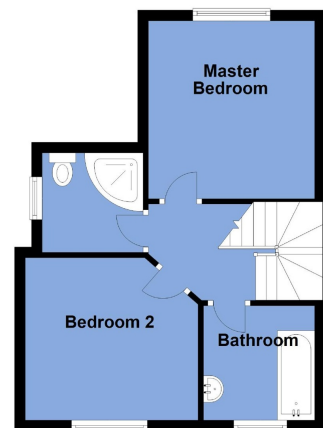


Ground Floor



THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		67
E	(39-54)		44
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	67

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