



INDEPENDENT ESTATE AGENTS

Unit 4, Bumble Bee Cottage Hampsons Farm, Coal Pit Road,
Smithills, Bolton, Lancashire, BL1 7PE

£950,000

FOR SALE

With accommodation of around 3700 sqft, enjoying stunning far-reaching views and sitting in a plot of around 1 acre, this rural residence offers remarkable room proportions, and is available with no onward chain



- AN IMPRESSIVE, RURAL HAMLET STYLE SETTING
- GREAT OUTDOOR SPACE APPROACHING 1 ACRE
- EXCELLENT PROVISION FOR STORAGE
- AROUND 3.5 MILES TO TRAIN LINK
- SUBSTANTIAL DRIVEWAY, PLUS GARAGE AND OUTBUILDING

- ACCOMMODATION OF AROUND 3700 SQFT
- STUNNING FAR-REACHING VIEWS
- HUGE MASTER BEDROOM WITH VAULTED CEILING
- UNDER 5 MILES TO M61
- FANTASTIC, LARGE COTTAGE KITCHEN

UNIT 4, BUMBLE BEE COTTAGE HAMPSONS FARM, COAL PIT ROAD, SMITHILLS, BOLTON, LANCASHIRE, BL1 7PE

The Home:

A large, detached stone dwelling nestled within the West Pennine Moors on the Smithills Estate and enjoying fantastic far-reaching views.

Bumblebee Cottage is one of just four properties within the Hampsons Farm development which is a former working farm now converted to a residential, hamlet style setting. Being the only detached unit adds an additional level of prestige and the commanding plot adjoins open fields.

The home was only constructed around 10 to 15 years ago, and therefore combines the rural setting and farm characteristics of stone walls under a slated roof with the benefits of modern construction methods and insulation qualities.

The room proportions speak for themselves and there has been a great provision for storage within both the double garage and additional outbuilding. A large driveway caters for a mass of vehicles and also allows for the private storage of motorhomes/caravans etc....

The sellers inform us that the property is Leasehold for a term of 999 years from 17.04.2003.

Council Tax Band G - £3,568.48

The loft space is for the full footprint and has a ladder

THE AREA

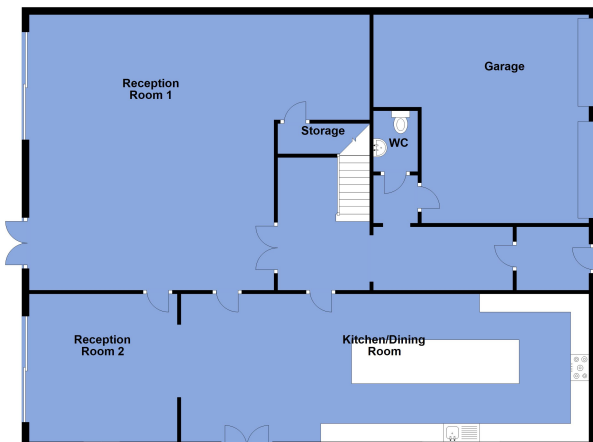
The Area:

Dwellings of this style are often seen as a 'forever home' type and are seldom placed into the open market and therefore this can be seen as a rare opportunity to acquire such a property. As our clients have mentioned, the location strikes a superb balance of rural surroundings, yet handy transport links and we feel this characteristic will become increasingly important as the inner city and inner town locations become more densely populated.

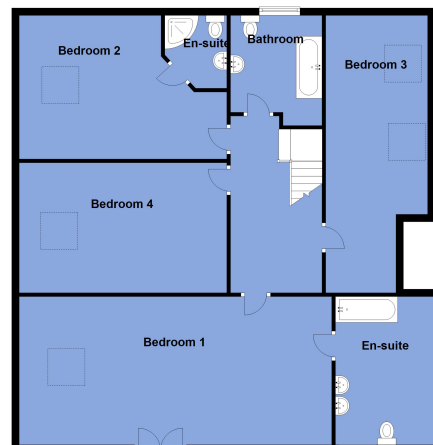
Junction 5 of the M61 is approx 5 miles away and Lostock train station which is on the mainline to Manchester is approx. 3.5 miles away. The area in which the property is situated has recently been purchased by The Woodland Trust who are heavily investing with the restoration and ongoing care of the moors and woodland. We feel this will only enhance what has long been regarded as a high calibre rural retreat.

Many people who live in the vicinity consider Manchester and the Trafford Centre an appropriate distance to work, shop and socialise. Closer, there are a great variety of shops and services within Horwich town centre itself and the Middlebrook retail development.

Ground Floor



First Floor



Total area: approx. 307.4 sq. metres (3308.3 sq. feet)

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

ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

5' 8" x 7' 4" (1.73m x 2.24m) Glass paneled door to front with side screens. Flagged finish.

Main Hallway

21' 5" x 5' 8" (6.53m x 1.73m) opening up to 11' 7" x 8' 1" (3.53m x 2.46m) Galleried landing. Understairs.

WC

3' 10" x 5' 4" (1.17m x 1.63m) Tiled walls. Tiled floor. WC. Hand basin. Access to the integral garage.

Integral Garage

14' 6" x 18' 6" (4.42m x 5.64m) Painted ceiling. Painted walls. Up and over doors to each of the garages. Recess area to the rear of the garage. Pressurised cylinder. Consumer unit and meter.

Dining Kitchen

13' 4" x 36' 10" (4.06m x 11.23m) Double integral fridge and freezer. Plumbing for washing machine. Belfast sink. Space for gas range. Large island unit. Granite tops. Breakfast bar. Opening directly into reception room 2.

Reception Room 1

13' 5" x 13' 3" (4.09m x 4.04m) Gable window plus arched rear patio doors, both of which have brilliant far reaching aspect.

Reception Room 2

24' 10" x 20' 5" (7.57m x 6.22m) Arched patio doors and french doors. A recess measuring 9' 6" x 10' 2" (2.90m x 3.10m) and fitted with a log burner on a large fireplace.

Bathroom

7' 11" x 9' 8" (2.41m x 2.95m) Window. Individual bath. WC. Hand basin. Tiled splashback. Tiled floor. Underfloor heating.

First Floor

Master Bedroom

27' 7" x 13' 4" (8.41m x 4.06m) Double bedroom. Vaulted ceiling with a maximum height of 12' 5" x 0' 0" (3.78m x 0.00m). Velux roof lights to one side. French doors and side screens with full views.

Family Bathroom

9' 1" x 12' 11" (2.77m x 3.94m) Window. Twin handbasin. WC. Bath with shower from mains over.

Bedroom 2

8' 11" x 17' 8" (2.72m x 5.38m) Double bedroom. Velux rooflights. Recess entrance area 6' 2" x 7' 1" (1.88m x 2.16m) and access also into a large eaves storage with lighting.

Bedroom 3

11' 1" x 18' 6" (3.38m x 5.64m) Double bedroom. With views to the hills.

Bedroom 4

13' 0" (max) x 18' 1" (3.96m x 5.51m) Double bedroom. Velux rooflight.

En-Suite

6' 0" x 6' 4" (1.83m x 1.93m) WC. Hand basin. Shower.

Gardens and garage

Large drive, garage, storage and substantial garden.







