



INDEPENDENT ESTATE AGENTS



151 Tempest Road, Lostock, Bolton, BL6 4EP

A fantastic home set within a large plot of circa 1 Acre and may offer scope for further development subject to the usual consents. Also those looking for a smallholding could be interested. The accommodation offers something a little different and has been finished with great thought and consideration. Range of outbuildings. Open fields to the front and rear.

- SUBSTANTIAL PLOT. THE SALE INCLUDES 2 ADDITIONAL FIELDS UNDER SEPARATE TITLE- TOTAL AREA CIRCA 1 ACRE
- MANCHESTER COMMUTER BELT
- LARGE DRIVEWAY AND COLLECTION OF THREE OUTBUILDINGS
- AROUND HALF A MILE TO MAINLINE
- EQUESTRIAN OR SMALL HOLDING CHARACTERISTICS
- DISTANT OPEN VIEW TO THE FRONT AND ADJOINS OPEN FIELDS TO THE REAR
- FURTHER DEVELOPMENT POTENTIAL MAY BE POSSIBLE SUBJECT TO THE USUAL CONSENTS

£700,000



151 TEMPEST ROAD, LOSTOCK, BOLTON, BL6 4EP

Initially constructed around the early 1900s the property was purchased by our clients in 2006 and they have subsequently and significantly both extended and modernised the home. Deceptive from the front, the property now extends substantially to the rear.

The dwelling will no doubt suit those buyers looking for something a little different and seeking a classic semi-rural location. Sitting on a fantastic large plot of circa 1 Acre, there may offer scope for further development subject to the usual consents. Also those looking for a smallholding could be interested.

There is flexible accommodation together with a number of outbuildings and a large driveway all within a significant plot. The outbuildings, formerly stables, have both mains electricity and water. One is currently used as a gym/games room/party room and all can be easily converted back into stables if required.

Fringing open fields to the rear, with direct access to a public footpath and enjoying a distant open aspect to the front, the property is further enhanced by the variety of wildlife which presents into the garden which include deer, hedgehogs, foxes, squirrels and a wide variety of birds.

From studying the layout plan you will note that there are two double bedrooms positioned to the first floor. The master has an original cast iron and tile fireplace and includes an ensuite shower room. The second double bedroom is served by the stunning feature bathroom accessed across the glazed gallery landing.

To the ground floor, there is a traditional and individual reception room to the front, currently used as a formal dining room. The well-planned dining kitchen has an integrated dishwasher and wine cooler, and solid slate worktops. Off the dining kitchen, there is a small utility room, which can accommodate a washer and separate dryer, a separate small cloakroom and patio door which opens onto an enclosed terrace. The dining kitchen then opens immediately into a fantastic and bright living space brimming with features which include vaulted ceiling with Velux rooflight, the aforementioned gallery landing, oak flooring, solid oak full-height windows, feature brick wall and log burner. The large patio doors provide direct access to the extensive gardens. The hall benefits from the original tiled floor and wood paneling.

The ground floor is completed with a separate wing which has two further vaulted bedrooms (1 double, 1 single – both with patio doors onto the decked terrace) and a family bathroom. This flexible layout may appeal to families who seek or require ground floor bedroom accommodation in addition to regular two storey living.

The thoughtful design is finished with style and upon our first inspection we were very pleasantly surprised with the privacy which is primarily generated through the substantial private gardens and fields that are included in the sale. Total area circa 1 Acre.

Externally, in addition to the outbuildings, extensive gardens and fields, the property benefits from a greenhouse and 3 distinct external seating areas, one with a small pond with a contemporary stainless steel water feature, glass canopy and outdoor tv. An electric car charging point is installed, adjacent to the drive.

The sellers inform us that the property is **Freehold**

Council Tax Band E - £2,660.90

THE AREA

Situated between Lostock and Chew Moor village, the property offers pleasant semi-rural surroundings with excellent access to important transport links. Lostock train station, which is on the mainline to Manchester, is around half a mile away and junction 5 of the M61 is around 2 miles away. Local bus services pass immediately in front of the property.

There is also good access to the satellite towns of Westhoughton and Horwich which offer an array of shops, services and supermarkets which complements the large retail development close to the town's football stadium, which can be seen in the distance from the property across fields.

The location strikes an excellent balance of access to the surrounding countryside but is not so remote and the transport infrastructure is ideal for those commuting towards Manchester, Bolton or Preston. The area is served



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

4' 3" x 7' 2" (1.30m x 2.18m) With the original mosaic tiled finish to the floor. Feature paneling.

Reception Room 2

14' 11" x 13' 0" (4.55m x 3.96m) Positioned to the front with a ceiling height of 8' 10" (2.69m). Squared bay window looking to the garden with the open aspect to the front. Feature fireplace.

Dining Kitchen

18' 1" x 12' 1" (5.51m x 3.68m) Part of this room has a vaulted ceiling with a ceiling light. Fitted cloaks. French doors to the garden area with an open aspect to the side. Distinct dining area. Breakfast bar with storage under. Units in white gloss. Space for Range, American fridge freezer. Drinks cooler. Integral dishwasher and ovens.

Reception Room 1

18' 4" (max) x 18' 3" (5.59m x 5.56m) Formal living room opening from the kitchen. Vaulted ceiling. Roof light. Two floor level windows. Glass paneled French doors. Open aspect to the side. Contemporary log burner with glass hearth. Galleried landing. Ceiling height extending to 18' 0" (5.49m)

Utility Zone

3' 2" x 5' 1" (0.97m x 1.55m) Located in the under stairs. Tiled floor. Space for stacked appliances.

Ground Floor Shower Room

4' 9" x 6' 1" (not including the full recess) (1.45m x 1.85m) WC. Shower. Corner hand basin.

Bedroom 4 or Reception Room 3

10' 7" x 6' 7" (3.23m x 2.01m) French doors to the garden. Open aspect.

Bedroom 3

9' 11" x 9' 5" (not including the door recess) (3.02m x 2.87m) Vaulted ceiling. French doors to the rear garden.

First floor

Landing

Bedroom 1

15' 0" x 10' 9" (4.57m x 3.28m) Double bedroom positioned to the front with two windows overlooking the fields.

En-Suite

3' 11" x 3' 4" (1.19m x 1.02m) WC. Hand basin on plinth. Shower. Gable window to the fields. Tiled splash back.

Bedroom 2

11' 7" x 11' 1" (max) (3.53m x 3.38m) Double bedroom.

Bathroom

8' 6" x 7' 2" (2.59m x 2.18m) Individual oval bath. WC. Wall mounted hand basin. Tiled splashback. Tiled floor. Views to the garden

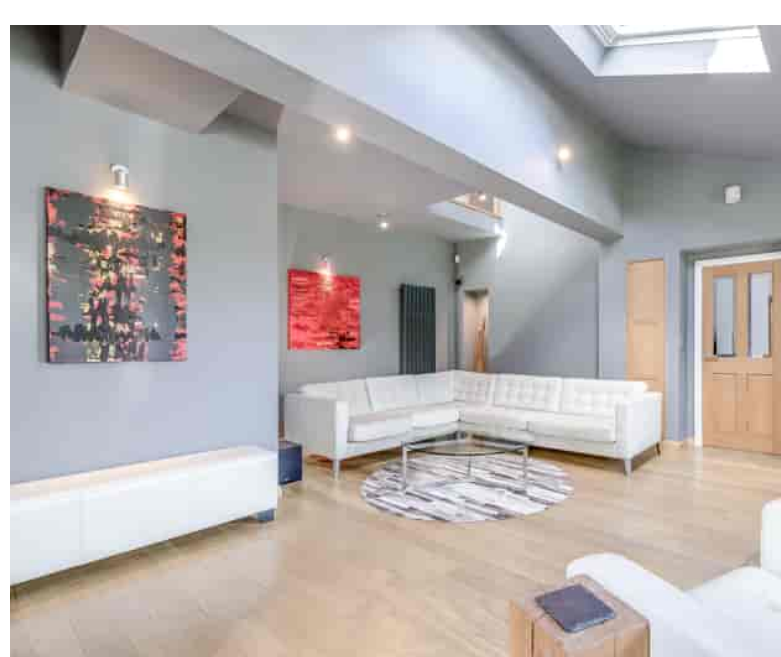
Exterior

Out Buildings

12' 5" x 12' 2" (3.78m x 3.71m) Power and light. Water to the exterior.

12' 3" x 12' 3" (3.73m x 3.73m) Power and light.

16' 6" x 12' 0" (5.04m x 3.65m) Used as a games room, Power, light and heater Natural light with windows to 2 sides.





Ground Floor



THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE. Please contact us for more details.

First Floor



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

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