



**LEIGH TENEMENT FARM, BLACKROD, BOLTON,
Offers over £695,000**



PART EXCHANGE CONSIDERED Stunning contemporary barn conversion offered to market at a very competitive price. The property is both internally and externally finished to the highest of specifications and offers a wealth of beautifully apportioned living space and privacy. The property offers the rural privacy expected of such a bespoke property yet is within easy access of major transport links, local amenities and excellent local schools. This is a stunning lifestyle home and the perfect location to raise a family.

With over 3250 square feet of well appointed living space throughout this individual and bespoke residence also offers a large double garage with electric doors and a fabulous fitness suite which can be found within the grounds and has the benefit of air conditioning. This fitness suite was designed and purpose built by the current owner with a high specification so can be easily adapted into a one bedroom annexe or stables subject to the necessary planning. (This can be adapted to buyers own choice and specification - and client will cover all costs subject to agreed purchase price). Internally there has been no expense spared and whilst there are many breathtaking features throughout the the 32 foot reception hall and galleried landing are the welcoming expected of such a grand property. Internally the accommodation also briefly comprises of a principal lounge with wood-burning stove, separate formal dining room and study / playroom and a fantastic open plan farmhouse style kitchen comprising of an extensive range of wall and base units incorporating granite work surfaces, fitted appliances and a range-style cooker. In addition to this there is a spacious utility room, offering yet more storage space, downstairs W.C. and exit points to the each elevation of the property. On the first floor the stunning gallery landing has a reception area with views to the rear and access to five double bedrooms, three benefitting from en-suite facilities plus a stunning bespoke bathroom offering luxury throughout including a large walk-in wet area, sunken bath, double wash basin, WC, underfloor heating, mood lighting controls and an integrated television. Other benefits throughout the property include an integrated Bang & Olufsen sound system, state of the security system including alarm system and CCTV. Externally, there is a large in-and-out driveway offering extensive secure parking with electric gates and a double garage offering further storage or secure covered parking. To the rear there is a low maintenance landscaped garden which are private and not overlooked plus a large 1/2 acre paddock. Blackrod is a small rural village on the outskirts of Wigan, Bolton and Chorley yet only minutes away from the M61 and M6 motorway networks, making it ideal for those looking to commute. It is also within easy access to a host of amenities including outstanding local schools, picturesque country walks ar Rivington, bridleways for those enjoying cycling and walking and the ever popular Middlebrook retail development. It is also within 25 minute driving of Bolton, Chorley, Preston, Wigan and Manchester. Internal Viewing is Highly Recommended to Appreciate this Wonderful Family Home that can be offered with the additional benefit of No Upward Chain.



Reception Rooms

The property benefits from a fabulous principal lounge and a separate dining room, along with a study having fitted office furniture. A breathtaking reception hall and fabulous galleried landing offers yet more useful living space.

Kitchen and Utility Room

Luxury farmhouse style breakfast kitchen comprises an extensive range of wall and base units, including granite work surfaces and fitted appliances and a range-style cooker. In addition, there is a spacious Utility room, offering yet more storage space.

Bedrooms and Ensuites

There are five double bedrooms in total with the master suite having a Juliet balcony, air conditioning, fitted floor-to-ceiling wardrobes and its own three-piece en-suite shower room. Two of the bedrooms share an additional 'Jack and Jill' en-suite.

Cloakrooms & Family Bathroom

There are two cloakrooms to the ground floor, both having a wash basin and WC. The family bathroom, which has recently been replaced by the current owner, offers the height of luxury with a large walk-in wet area, sunken bath, double-sized wash basin, WC, underfloor heating and attractive mood lighting.

Fitness Suite

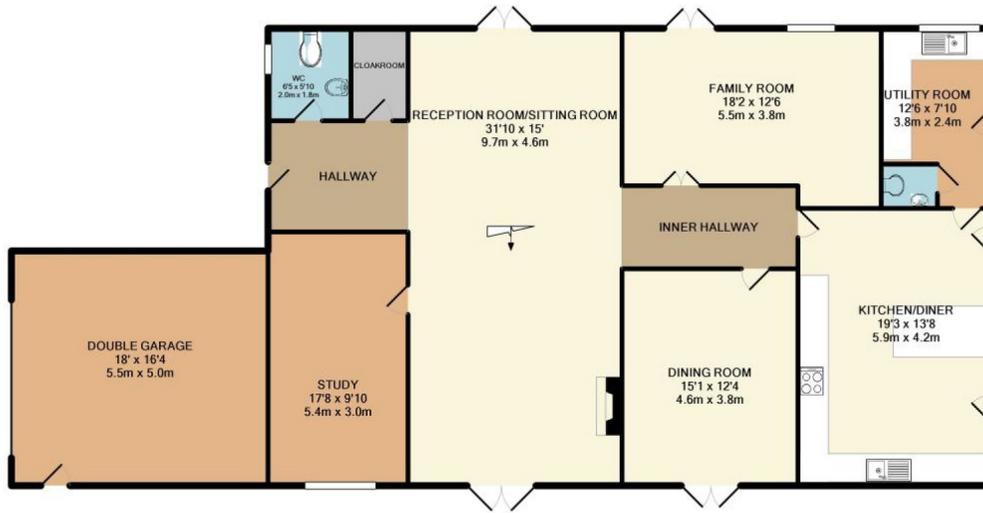
In addition to the main house, a fabulous fitness suite can be found within the grounds, which has the benefit of air conditioning.

Parking & Gardens

An 'in-and-out' driveway is accessed via electric gates which, along with the double garage provides extensive secure parking. There are well stocked and maintained gardens immediately to the rear, along with a patio garden and large field which is private and not overlooked.







GROUND FLOOR
APPROX. FLOOR
AREA 2298 SQ. FT.
(213.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1629 SQ. FT.
(151.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 3927 SQ. FT. (364.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(95-100) A			(95-100) A
(81-94) B			(81-94) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	50	54	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			Current Potential
			68 70

