



*Pallet Fold Barn*  
EDG WORTH



*Characterful yet contemporary countryside living can be found on the cusp of Edgworth,  
at Pallet Fold Barn.*



*Dating back to the 1600s, traces of the rich heritage of this traditional stone barn are  
sprinkled about the rear of the barn (the original dwelling including a low-slung stone lintel,  
marking a doorway to the original building).*





## *A Warm Welcome*

Come for the stunning countryside views...stay for the truly modern open-plan and versatile living spaces, which capitalise on these vistas.

Park along the neatly tarmacked driveway, with securely gated access to the rear and also access to a large garage with space for your motor...and more.

Push open the double oak doors and step into the bright and welcoming entrance hall, where light cascades down from the enormous arched window spanning the height of the front wall above the entrance door.

Creamy buff carpet and marble flooring offset this remarkable barn feature window, and alongside the glazed, oak staircase, create a light entrance. Rustic style, newly-made cast iron radiators exude warmth for a cosy and inviting atrium.

Beneath the stairs to the left, discover a strikingly contemporary guest WC, fitted with the highest quality sanitaryware including easy-to-clean floating toilet and sink.

Love to entertain family and friends? Step through the next door on your left to discover your super-spacious, L-shaped, open-plan living quarters.

The height of contemporary together-but-separate living, this space is cleverly sectioned into three main areas.





## High Definition Views

Gather around the television in the area to your immediate left, tucked away and snug. Light filters in through a window to the front, highlighting the attractive cornicing and creamy accents of this neutrally decorated space.

To the right, another restful region with comfy sofas surrounding a feature marble fireplace encapsulating a living-flame gas fire. Adding to the cosiness and charm of this area is a richly-toned feature wall with shimmering gold flowers. Where better to retire with friends for a digestif and chatter, after a hearty meal?

Leading on from this section is the dining space, handily situated next to the kitchen.

Before you step down into the kitchen, take a moment to enjoy the incredible views through the glass roof leading up from the bi-fold doors. Not only can you see the verdant garden to the rear, but the countryside and skyline beyond. Simply stunning on any day of the year and at any time of the day. Interestingly, the addition of a stepped-level kitchen creates a sense of privacy and independence from the rest of the living area, whilst retaining an inclusive, flowing feel.

Step into your clean-lines, contemporary kitchen. The breath-taking focal point of this room is the simply stunning glazed wall and ceiling comprised of bi-fold doors and glass-paned roof, always keeping you directly connected with nature and the outdoors.



*"From an entertaining point of view it's just great."*





*"The views through the bi-folds and glass ceilings are incredible - even on a rainy day you can see the cloud formations going by."*

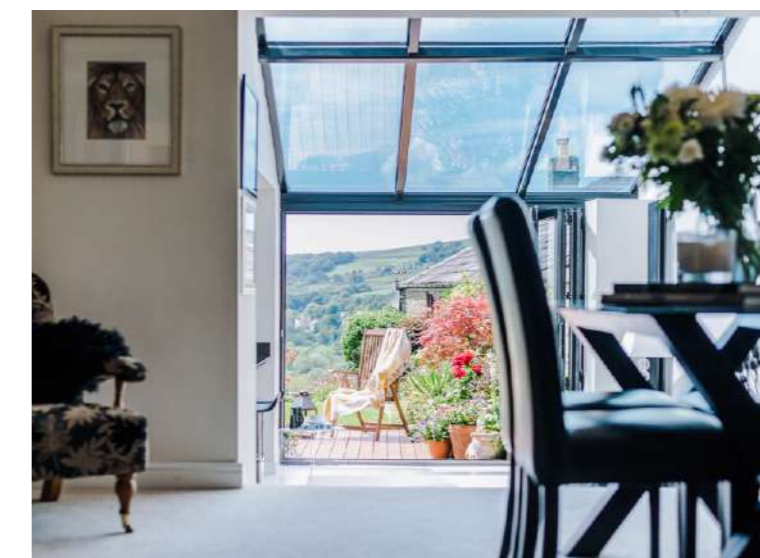
Jet black sofas to the side are on hand to capitalise on these views, and provide another sociable sitting area for guests as the host cooks up a storm in the adjoining kitchen. Black accents in the kitchen such as the shimmering granite worktops also complement the black frames of the window for a cohesive and modern feel.

Munch on a slice of buttered toast at the breakfast bar, enjoy stunning views down the valley over Edgworth and towards Winter Hill. Beneath the granite surface of the breakfast bar, more cupboard space is secreted. Heating is supplied via a contemporary, space-saving, vertical radiator.

Explore the wealth of appliances in your sleek and streamlined contemporary kitchen. Handleless drawers and cupboards conceal a surplus of storage space, with a dishwasher; two Siemens ovens, gas hob, a steam oven and microwave all in-built. Pull-out larder drawers to either side of the cooker are another fantastic space-saving addition.

Discover two integrated, vertical fridge-freezers; one in the main kitchen and another in the large utility, located through a door.

Packed with more storage in the style of high-gloss units, this spot-lit utility room also contains a one and a half sized, stainless steel sink and plumbing for a washer and dryer. From here you can also directly access the rear garden through a solid oak door.





## Versatile Living

Returning to the hall, discover an inner corridor to the right and step left into bedroom two. With its five-star-hotel-feel this room has an eye-catching recessed feature wall behind the king-size bed, providing illuminated shelving for books, trinkets and even your guest's morning mug of tea.

Private and tucked away from the rest of the home, this secluded bedroom even has its own en-suite, complete with toilet, sink, heated towel rail and rainfall shower.

Next door lies a potential fifth bedroom, currently utilized as a peaceful study.

Approached by their own private lobby area, why not combine these spaces to create a guest wing or annexe? Ideal for dependent relatives who can enjoy their own private living room in the current study and also have bathroom access in the form of the en-suite. Handy too for older teens, who could use the study as a snug lounge for their games and homework. Pallet Fold Barn, offering versatile living across the age-ranges!

Take the striking glass and oak staircase up past the lavishly-sized window to the light-filled landing. From here, look down over the entrance area below, illuminated by an impressive pendant light.

Directly to the right, a spacious family bathroom awaits. Plenty of space to towel down in comfort here, with a large corner bath located separately to a quadrant shower.

This lavishly-sized bathroom also contains a bidet, sink and toilet in addition to a heated towel rail. Underfoot, modern engineered vinyl flooring reflects the marble-effect of the swirling grey-white tiled walls.





Next door, lies a peaceful and spacious double bedroom dressed in gold-toned curtains encasing calming views out across the fields to the front of the barn.

Across the way, a copiously-sized double bedroom is light and bright, courtesy of two large windows, one of which showcases vistas along the lush valley towards Edgworth. Immediately on your right upon entry, and opposite another large window, is a wall of fitted wardrobes; great for storage.

The masterpiece awaits...

Spanning one entire side of the barn, the master suite is your space to relax and unwind at Pallet Fold Barn.

Light, bright and brimming with light from its two large windows, wake up to stunning valley views. From the rear window, look out to the church towers of Chapelton and Edgworth as well as the Wayoh Reservoir. During the winter months, you can actually see a cloud of mist enveloping the run off as it overflows in stormy weather. Spectacular.

Dressed in soft mink-lilac tones with plush carpet underfoot, this room also contains its own walk-in wardrobe which is spacious enough to be used as a dressing area complete with a floor to ceiling glass window looking over countryside.

Beyond this lies the sumptuous en-suite, equipped with a large wet-room style shower; swimming in light from the Velux window above. Opposite, a deep bath offers a relaxing bathing alternative to the shower; with a built-in shelf for toiletries behind the centrally-filling tap.

Sink back into the bubbles as inset spotlighting softly filters down from above. A heated towel rail and toilet complete this stylish bathroom, decorated in tiles in calming grey and white shades.





## *Low Maintenance Leisure*

From the bi-fold doors of the kitchen, step outside onto the decking to enjoy infinity views across your garden and into the green carpeted fields of the countryside beyond.

Easy to maintain and enjoying sun all day, relax on a lounger and gaze out at the picturesque views over Turton Bottoms and Bradshaw Brook Valley.

Listen to the rhythmic patter of the attractive water feature, or enjoy a moment's peaceful reflection, spotting visiting deer on the rectangular-cut emerald of lawn. Borders surrounding the garden are vivid with colour in the spring and summer months.

In the summer months, let the party spill out from the open-plan living space and kitchen, and onto the decking. Where better for barbecues and parties with friends?

Remember that sizeable garage? Sneak a peek at the back...

Welcome to Pallet Fold Barn's very own office. Spacious and ideal for those looking to work from home with an element of detachment from the main living area, this space is fully boarded out, with plasterboard walls, heating and electricity.

Best of all, this clever office commands the very best views across the valley.







## *Out and about*

Enjoy the best of both worlds at Pallet Fold Barn, so conveniently located only a stone's throw from the centre of Edgworth and in easy reach of Bolton and Manchester by rail and road - the M65, M66 and M62 are all easily accessed.

Pull on your boots and explore the area. A public right of way can be discovered to the right-hand side of the barn, offering walks down through the field to Jumbles Country Park and Reservoir. Amble through the meadows, teeming with wildlife and be soothed by the sight of the impressive body of water. Other fantastic local walks take you to Wayoh Reservoir and Hawkshaw.

Why not take the footpath into the local village of Edgworth? An easy stroll of about 10-15 minutes (or an even shorter five-minute drive).

With a recently improved cricket club, a bowls club and a thriving community scene, Edgworth is an inclusive and active community, particularly of interest to families with younger children, for whom there are societies and clubs to join.



Shop local with a trip to the local butcher, the village store, Post Office and Holdens & Co; a family run artisan ice cream makers established in 1929. They make their ice cream using milk from the Holstein Friesian cows who graze in the fields up the road. Delicious!

For rest and refreshment along your travels, try the Red Lion in Hawkshaw or The Strawberry Duck nestled between the Wayoh and Entwistle Reservoir. For a bite out, why not head to Dalchini Indian Restaurant, noted on reviews for its attentive service and tasty food. Also close by is Giuseppe's Restaurant and Bar in Turton Bottoms.

For families, nearby primary schools include Turton Edgworth CofE Methodist Primary School, with a number of local nurseries also in the vicinity of Pallet Fold Barn. Independent Bolton School is less than 30 minutes' drive from Edgworth while nearby Turton School was rated as 'Good' by Ofsted in 2019.

For modern, family-centred living in a characterful home with room for the whole family to grow, entertaining days and nights await at Pallet Fold Barn: a high quality, comfortable home in an amazing location.

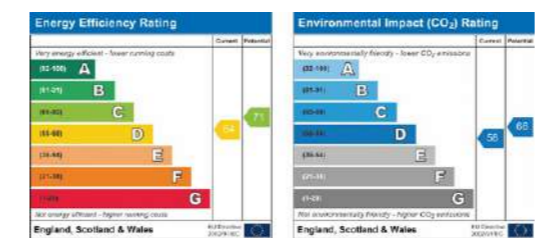


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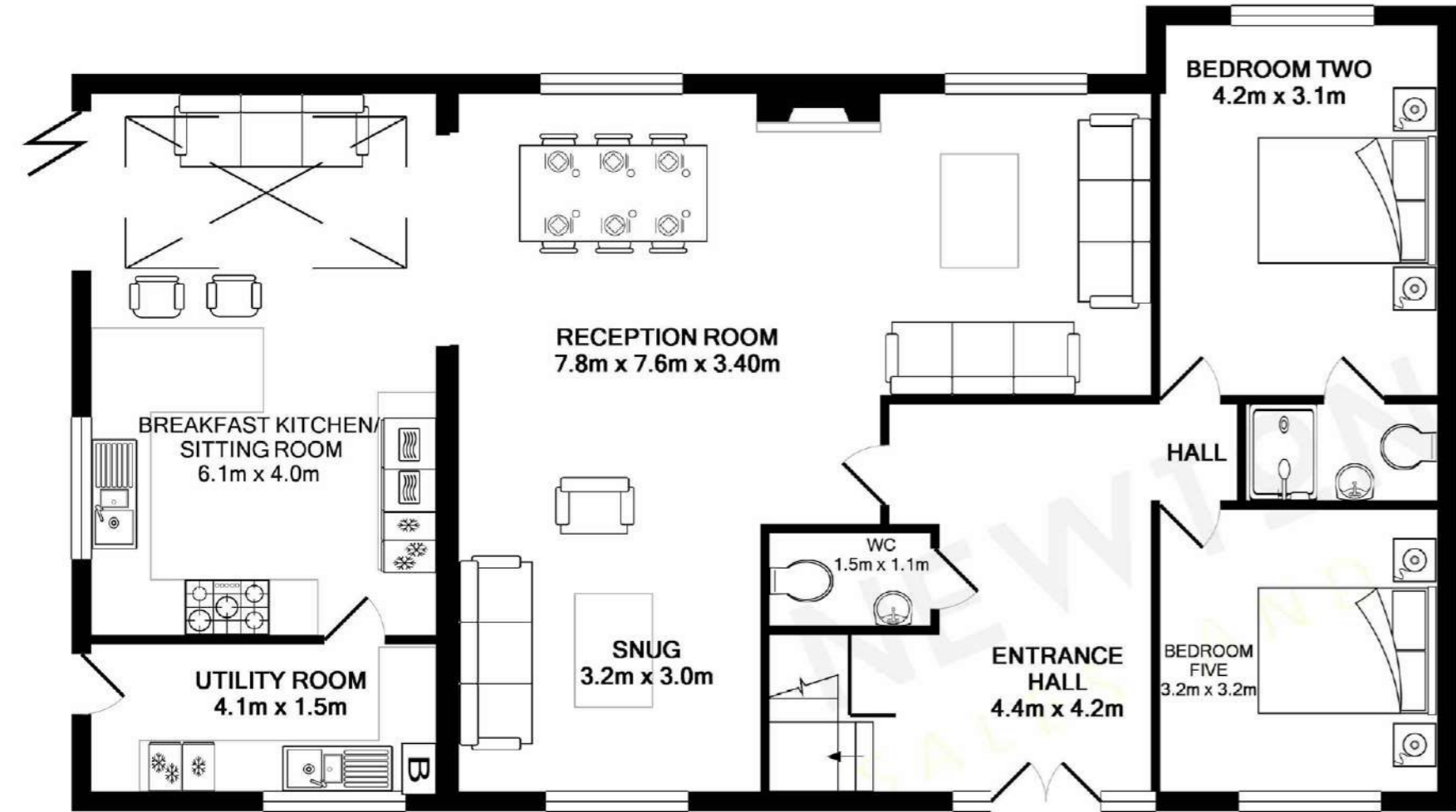
EDGWORTH

## FINER DETAILS

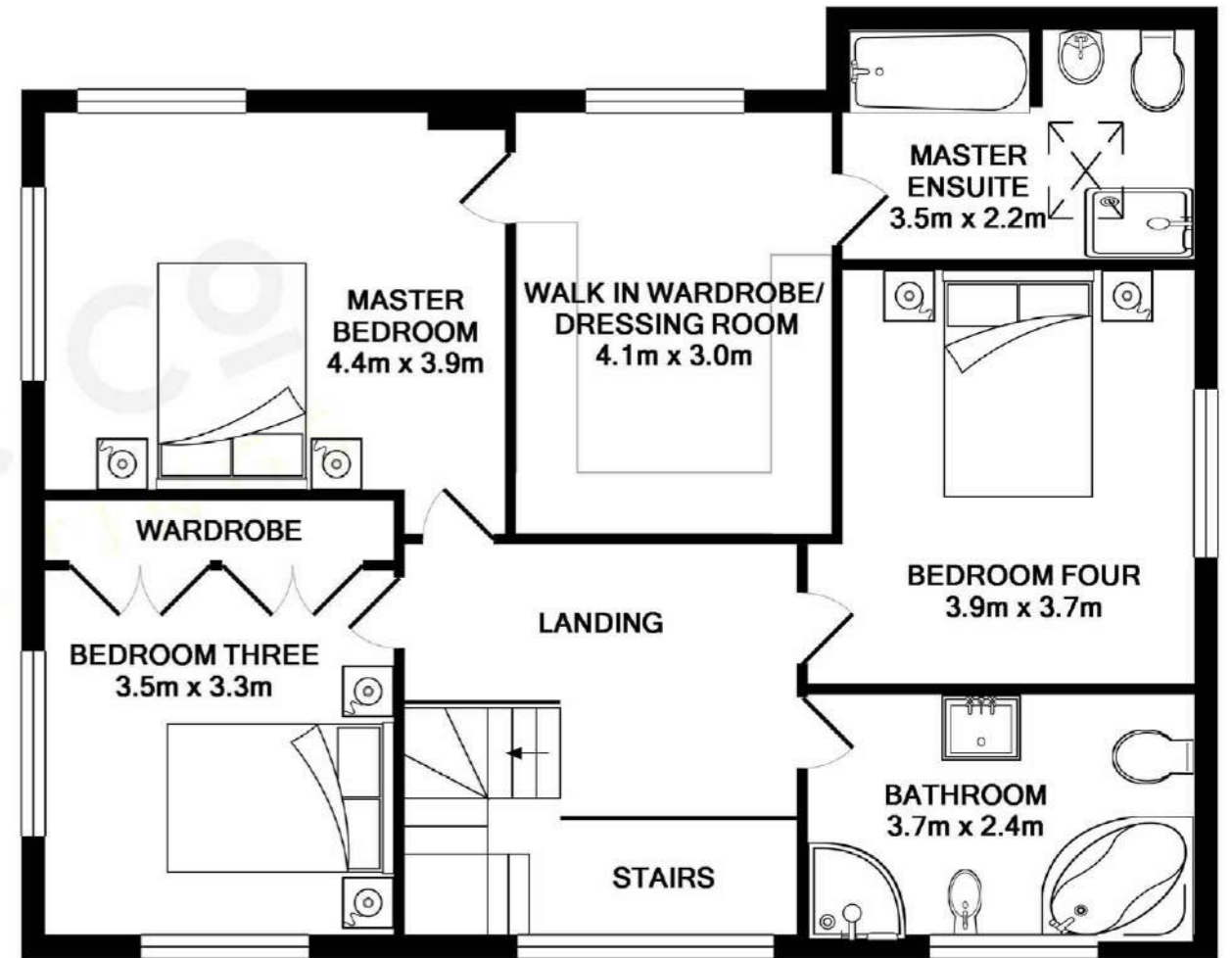
- Detached Converted Stone Barn
- Five Double Bedrooms
- Fantastic Views From All Elevations
- EPC Rated: D
- Council Tax Band: G



TOTAL APPROX. FLOOR AREA 201.6 SQ.M. (2170 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only



**GROUND FLOOR**  
 1247 SQ.FT. APPROX



**FIRST FLOOR**  
 923 SQ.FT. APPROX



*Pallet Fold Barn*  
EDGORTH

*presented by*

**NEWTON & CO**  
SIGNATURE HOMES

*Bury Road, Edgworth, Turton, BL7 0BX*

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