

5 Hodgkinsons Farm

BOLTON

Nestled in open countryside,
combine the comforts of rurality
with the convenience of city links,
at No. 5, Hodgkinsons Farm.

Only a short distance from shops, schools and yet surrounded by idyllic scenery, enjoy the best of both worlds in a unique home, where spacious, easy flow, modern living comes with warmth and character.

Originally a working farm, No. 5 is nestled within a small hamlet of other redeveloped farm buildings and enjoys a warmly respectful community feel. Friendly and familiar faces; this is a hamlet where homes rarely change hands.

Ample parking is available, with two spaces to the rear, whilst two garages at the rear also have parking space ahead, only 50 yards from the back door.

Preserving the original fabric of the characterful stone barn with contemporary open plan spaces within, No. 5 nestles between two further homes, each designed to its own individual layout, with No. 5 retaining the original barn window, showering light through both levels of the home.



OWNER QUOTE: "IT FEELS LIKE
CONTEMPORARY LIVING WITHIN
A TRADITIONAL BUILDING."



LIGHT FILLED SPACES



Embrace modern living with a traditional warmth at No.5, stepping through the front door into a light, bright porch where a colourful frieze is a captivating talking point. A cloakroom with WC is available to the right.

Herringbone, hardwood flooring flows out underfoot, continuing beyond the glazed door into the entrance hall beyond.

Light streams in through the glazed panels to the sides of the entranceway, and from the barn door window to the double height galleried landing above.

Décor borrows from the natural features of the home, complementing the original, exposed stone, accented by the occasional splash of colour.

Stairs ascend ahead, with understairs storage handy for coats, shoes and cleaning essentials.

OWNER QUOTE: "WE WERE IMMEDIATELY
BLOWN AWAY BY THE OUTLOOK AND
SIZE OF THE HOME."



SLEEP SOUNDLY

Turning right, discover a double bedroom, carpeted underfoot, and with views out over the front.





Across the entrance hall, on the left of the front door, is the spacious master bedroom, lined in wooden flooring and brimming with storage courtesy of fitted wardrobes. Bountiful and bright, a large window frames pleasant views out over the fields to the front.

Freshen up in the stylish ensuite, featuring a shower and fitted furniture containing a WC and wash basin providing plenty of storage. A heated towel radiator features to one wall, with an exposed stone wall adding plenty of character.





Refreshment also awaits ahead and to the left, in the family bathroom, where exposed stone echoes the ambience of the ensuite. Fitted vanity unit furniture houses a wash basin, WC and storage. Soak away your aches in the freestanding tub with showerhead attachment. There is also a separate shower.

SOAK AWAY
YOUR CARES





Across the way, exposed stone once again adds warmth to the spacious utility room. Furnished with slate flooring, the utility room is conveniently located on the same level as the bedrooms, and features plenty of storage alongside plumbing for washer and dryer.

The final of the three bedrooms on this level awaits ahead, another good-sized double, with a peaceful and private feel, nestled to the rear of the home.



Coming out of the bedroom, take the door on the right through to the reading room, a peaceful snug located to the rear of the home, with access out to the garden and up to the first floor via a staircase.



ELEVATED LIVING

Returning to the main entrance hall, take the stairs up to the galleried landing, where light flourishes in through the large barn door window, and make your way through to the lavishly sized lounge.

Lightly toned carpet extends underfoot, with pale sage green shades to the walls emulating the nature beyond the curved barn window which fills the room with light.

Naturally zoned to provide space for entertainment and relaxation, the dining room offers a sense of separation, set beneath a vaulted ceiling; open spaces distinguished by areas of definition.



OWNER QUOTE: "THE LOUNGE IS THE BEATING HEART OF HOME - YOU CAN SIT AND RELAX, CHAT, EAT AND COOK, IT'S SUCH A SOCIABLE SPACE."



FEAST YOUR EYES

A break in exposed stone, provides a connection through to the kitchen beyond, accessed via a wooden door.

Recent refurbishments have seen the Velux windows replaced and enlarged, drawing in an abundance of light. The large Britannia Range cooker is accompanied by a wealth of integrated appliances including two low level fridges, a dishwasher and freezer. Reboarded within the last two years, Karndean flooring with a slate effect runs underfoot with an abundance of storage available in the cabinetry.

Returning through the lounge, discover a study opposite, spacious and bright, with fitted cabinetry comprising drawers, glass-fronted bookcases, and cupboards. Ideal for those working from home, this room is a versatile space, and could also serve as a music room or playroom.

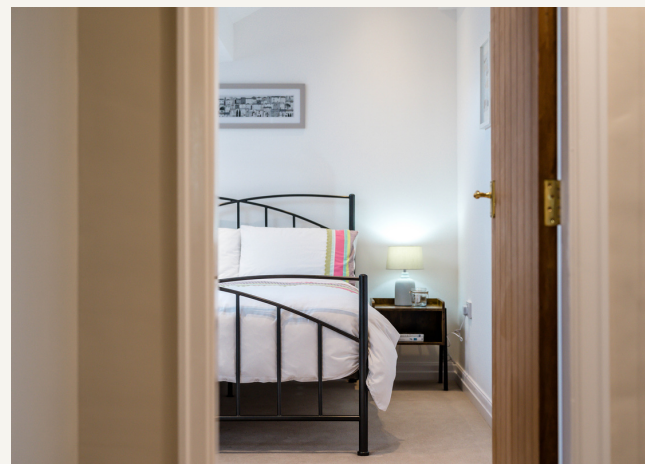




WORK, REST AND PLAY

Ascend the stairs once more from the landing to arrive at the recently refurbished and redesigned second floor.

A flexible floor, bursting with potential for use, beams, Velux windows and spotlights dapple the ceiling of two large bedrooms, located off the landing. Serving both light-filled bedrooms (one of which contains a large walk-in wardrobe) is a contemporary and stylish bathroom.





Marbled, matt, textured tiles coat the walls beneath a robust, treacle-toned beam in the spacious bathroom, furnished with a large shower with rainfall head and showerhead attachment. This room is also equipped with a large wash basin with vanity unit storage, set beneath an LED touch sensor mirror.

Ideal for offering older children independence away from the ground floor bedrooms, this upper floor is also perfect for guests and visiting children and grandchildren.



GARDEN ESCAPES



From the reading room, step out to the rear patio, the perfect place for an evening gin and tonic with friends. A redbrick pathway leads along to the rear of this pleasant cottage garden, bordered on either side by lawn and borders brimming with shrubs.

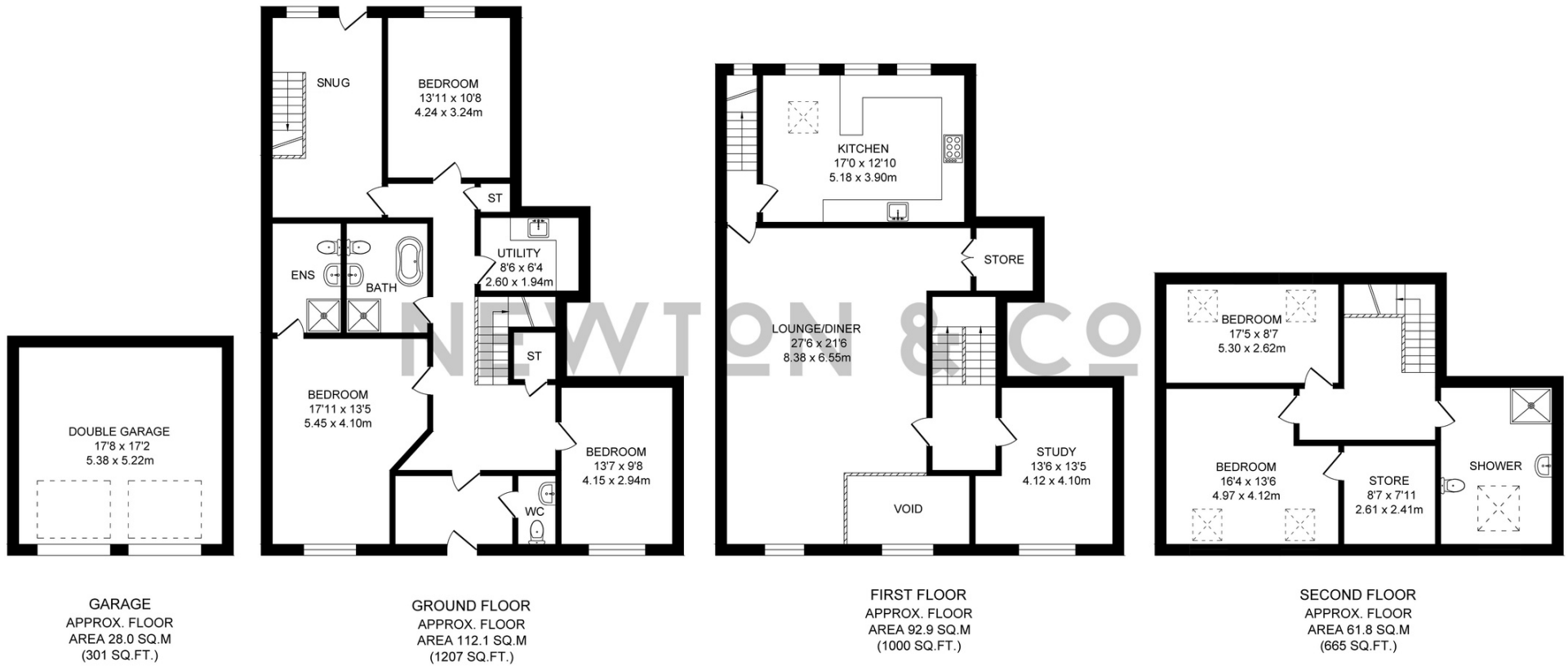


Also attached to No. 5, Hodgkinsons Farm, and accessed via a path and gate, is a large field, a wonderful maintained wilderness, perfect for children's games, and the exploration of excitable canine companions.



Sit out and soak up the sunshine, making your way back to the cosy cheer of the indoors as the sky turns a dusky pink.

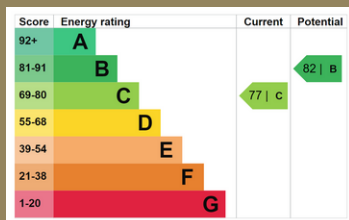




TOTAL APPROX. FLOOR AREA 294.8 SQ.M. (3173 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

FEATURES:



- Five Bedroom Barn Conversion
- Perfect For Modern Family Living
- Sophisticatedly Stylish Throughout
- Three Contemporary Bathrooms (One Ensuite)
- Two Reception Rooms
- Modern Breakfast Kitchen
- Extensive Private Lawned Gardens With Fabulous Open Countryside Views
- Double Garage & Allocated Parking
- EPC Rated: C
- Tenure: Freehold



NEAR AND FAR

Sublimely set in rolling countryside. No. 5, Hodgkinsons Farm is only a short distance from shops, schools, and transport links.

Combining the convenience of contemporary living with the glorious rural surrounds, walks are in abundance on the doorstep. Head out to Rivington, only five minutes' drive from the door, stroll out over the moors or simply relax in the field and appreciate the scenery.

With no shortage of walks, enjoy an ascent of Winter Hill, take a stroll around High Rid Reservoir, or nearby Doffcocker Reservoir.

Families are well placed with several schools nearby including the independent Clevelands Preparatory School, Markland Hill Primary School, and Bolton School.

Less than ten minutes from Bolton town centre, ten minutes' drive to Lostock Station, and eight

minutes from the M61, commute with ease from No. 5, Hodgkinsons Farm. Enjoy a spot of retail therapy at the Middlebrook Retail Park, only a mile and a half from the door.

A home offering a comfortable lifestyle, with ample space both indoors and out, No. 5, Hodgkinsons Farm is a happy, warm and welcoming home, perfect for a young family, multigenerational living and those who love to entertain.

5, Hodgkinsons Farm

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