

3 ENTWISTLE HALL

History and Heritage

Enveloped in countryside and nestled between Turton, Entwistle and Wayoh reservoirs, history, character and comfort combine at the homely and welcoming No. 3, Entwistle Hall.

A traditional farmhouse, Grade II-listed No. 3, Entwistle Hall is a home steeped in history, dated, by visitors from English Heritage, to have been built towards the end of the 1500s. Designed in typical Elizabethan style, No. 3 serves as the central section in what would have been a letter E shape – probably the Great Hall occupied by the Entwistle family at one time.

Most likely built on the site of a former Norman building, sense the heritage of the home in its enchanting stone built exterior, where original Tudor features have been retained in the stone mullion windows and robust interior beam work.

Pull off the private lane, where there is parking to the rear and at the front of Entwistle Hall, before making your way to the front door, set beneath the ivy festooned and characterful stone walls.





A Warm Welcome

Sense the cosy embrace of the home, stepping through into the entrance hall. Opening up through a traditional latched door on the left, is the warm and inviting living room, where treacle toned beams extend overhead and light flows in through the front window. Warm and cosy, an electric stove emanates warmth. Furnished with large chimneys with great draw, there is ample scope to reopen the original fireplace.



OWNER QUOTE: "We've enhanced the home over the years, we were attracted by the general charm. It's such a comfortable family home."







Delicious Dining

Brimming with Tudor charm is the formal dining room beyond the living room, reflagged underfoot and where beams criss-cross the walls and stretch out in the ceiling overhead. The perfect room for laughter and conversation, this room is ideal for Christmas feasts and special occasions.



Cook Up A Feast

Linking on from the dining room is the country kitchen, where warmth emanates from the Rayburn cooker. A panelled ceiling and wooden cabinetry add to the rustic, traditional charm of this room, where there is plenty of space for a breakfasting table.

Tucked off the kitchen there is both a utility room with plumbing for washer and dryer and a pantry, with further access to a ground floor shower room, with wash basin and WC.

For easy boot room access when returning from walks, there is also a handy rear porch.





Rest Your Head

Returning to the living room, access an inner hallway, off which discover an accessible and versatile third bedroom. Ideal for use by those with limited mobility, or guests seeking privacy, this room could also serve as a private study, segregated from the main flow of the home and with a peaceful outlook to the front and furnished with its original wooden floor and attractive bookshelves.

Take the stairs to the first-floor landing, where the gentle lilt of the original wooden floorboards can be felt beneath the comfort of the carpet.

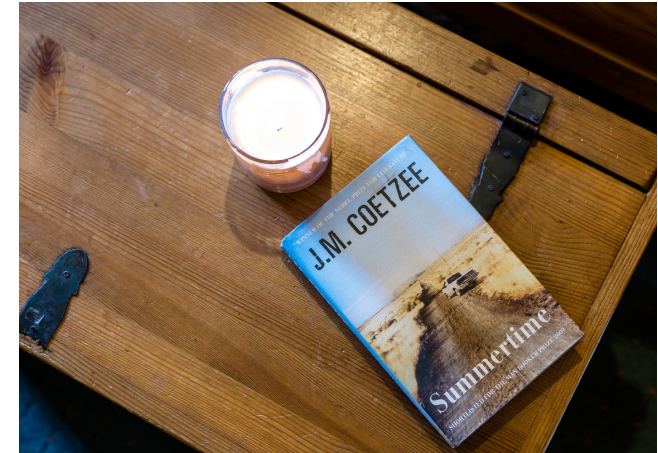
Refresh and revive in the spacious family bathroom. Part panelled to the walls, the bathroom is furnished in a traditional manner in keeping with the vintage of the home, featuring pull-flush WC, wash basin and freestanding claw-footed bath with showerhead attachment. Plenty of storage is available for towels in the built-in cabinetry.





Continuing along the landing, admire the ancient beams and wooden architraves before reaching a walk-in wardrobe.

On the left, arrive at bedroom two, a sunny bedroom overlooking the countryside to the front. Exposed beams and sunny tones adorn the walls in this warm and spacious double bedroom.





At the end of the landing lies the master suite, a spacious and light-filled bedroom with ample room for all your furniture. Wake up to sublime sunrises with a cup of tea in hand, before freshening up in the ensuite, furnished with wash basin, WC and bath with overhead shower.

Ideal for grandchildren's sleepovers is a reduced height den in the eaves. Cozy and atmospheric, it can also serve as a hobby room or for storage.



Sunny Sanctuary

Outside, the detached, walled garden is a secret sanctuary; a sunny haven sheltered from the elements.

Lovingly landscaped, manicured lawn provides plenty of space for children to play, whilst raised flower beds and mature planting provide colour throughout the seasons.

A soundtrack of birdsong is ever present in the surrounding tree line, which also provides shelter and shade.

Nestled in the front wall, original bee boles add historic and ornamental interest, whilst a large summerhouse supplied by water and electricity makes the ultimate outdoor refuge.

Dine alfresco on the flagged patio; the large garden soaks up sunshine for most of the day offering the most beautiful sunsets in the west.









On Your Doorstep

Walks and wildlife abound from the doorstep at No. 3, Entwistle Hall, nestled between the reservoirs of Turton, Entwistle and Wayoh; where woodland, waterside walkways and the Entwistle viaduct all await.

Perfect for dogwalkers and families, children can enjoy making dens in the surrounding countryside and Jumbles Country Park to the south.

Enjoy refreshment nearby at The Strawbury Duck, only a few minutes' walk away. Whilst all local supermarkets deliver, peruse the range of local shops in the friendly village of Edgworth, just a mile away. Browse the independent shops, including an excellent butchers, hairdresser, Post Office, newsagents and café alongside the ever-popular Holdens Ice Cream Shop.

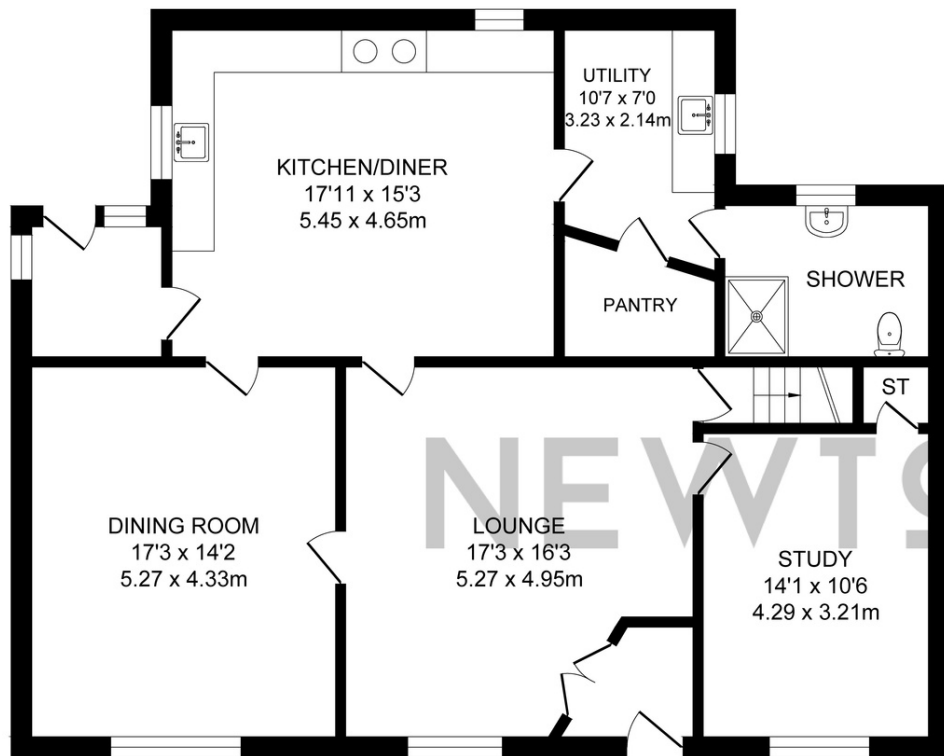
A thriving local community, Edgworth is well stocked with pubs, including The White Horse, The Rose & Crown and, going down towards Bolton, The Black Bull. There is also a family friendly Italian restaurant.

Commute with convenience from nearby Entwistle station only 0.2 miles away, whilst Bromley Cross station and Darwen station are also close by with links to Bolton and Manchester, Blackburn, Clitheroe and the Ribble Valley.

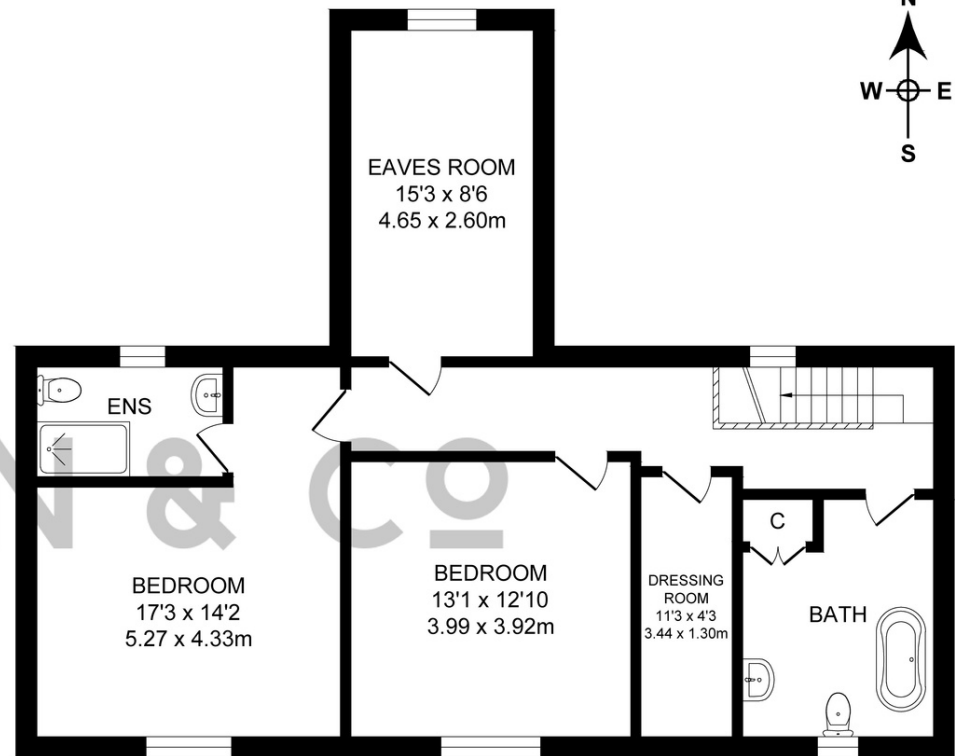
Families are well placed for educational provision with a broad choice of Ofsted rated Good or Outstanding schools on the doorstep including Turton and Edgworth Primary School, Egerton Primary School and Walmsley Church of England Primary School.

A well maintained and historic home combining character features with all the comforts of the present day, No. 3, Entwistle Hall is a warm and welcoming period home.





GROUND FLOOR
 APPROX. FLOOR
 AREA 115.5 SQ.M
 (1243 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 67.4 SQ.M
 (725 SQ.FT.)

TOTAL APPROX. FLOOR AREA 182.9 SQ.M. (1968 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.



FINER DETAILS:

- Grade II Listed Stone Farmhouse
- Brimming With Character Throughout
- Three Bedrooms
- Three Reception Rooms
- Three Bathrooms (Master With Ensuite)
- Country Style Breakfast Kitchen With Separate Utility & Pantry
- Expansive Enclosed Walled South Facing Garden & Rear Patio
- Private Parking To Front & Rear
- Tenure: Freehold
- Council Tax Band: D

Presented by

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