

THE STABLES

EGERTON ROAD

BELMONT



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Magical and characterful, The Stables is an utterly unique, property etched in local history and seated on the cusp of Belmont Village with acres of countryside walks within strolling distance.

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LOCAL LANDMARK



Nestled amidst the charming streets of Belmont Village, discover a hidden gem, a u-shaped stone detached property affectionately known as "The Stables." This enchanting residence exudes an air of timeless elegance, a living testament to the melding of history and modernity, where rustic beauty meets contemporary comfort.

The Stables, with its rugged stone façade, is a sanctuary of serenity, a retreat from the bustling world beyond. As you make your way to the property, you'll have the option of approaching through one of two gated entrances—one accessible from Egerton Road and the other from Maria Square. This expansive driveway offers ample parking for multiple vehicles. Upon arrival, your journey is welcomed by a meticulously landscaped flagged courtyard, offering just a glimpse of the rustic allure that awaits within.



THE WARMEST OF WELCOMES

Step inside and be greeted by contemporary composite black double doors ushering you into the entrance hall. Here, the home's lofty ceilings are unveiled, creating an immediate sense of grandeur. The warm, inviting ambiance is further enhanced by the elegant walnut flooring, which gracefully complements the stylish grey walls and the classic dado rail.

A truly captivating feature of this space is the green spindle staircase, adorned with a sophisticated grey checkered carpet, serving as a striking centerpiece.

Marvel at the expansive full-height window, which frames a picturesque view of the courtyard, bestowing a sense of serenity and connection with the outdoors.

To your left, double doors reveal a convenient storage cupboard, an ideal spot for tucking away your coats and boots.

COSY LIVING



To one side of this u-shaped home, you'll find the living room with a perfect blend of elegance and comfort. Its high ceilings give the room a sense of grandeur, and flanked by two large windows on either side, it's bathed in natural light throughout the day. These windows not only invite the outside in but also frame captivating views of meticulously maintained gardens. Double doors open onto one of several charming patio areas surrounding the property.

At the heart of the room, a wood burner stove adds both practicality and charm, whilst underfoot, the oak flooring exudes warmth and character, offering a solid foundation for this remarkable living space.



SUNLIT SANCTUARY

The conservatory, an elegant extension of the living room welcomes you with a sense of tranquillity and the promise of an indoor-outdoor connection. Ceilings are adorned with roller blinds that screen the sun, whilst beneath your feet, the slate flooring adds a touch of natural beauty and durability to the space.

Double doors open onto yet another enchanting patio area where you'll discover sun loungers and a bench, beckoning you to relax and unwind amidst the embrace of nature. This patio also features a dedicated barbecue area, where you can sizzle up savoury delights while enjoying the fresh air and serene surroundings. It's an ideal setting for alfresco dining or hosting gatherings with friends and family, creating memories under the open sky.





CLASSIC MEETS CONTEMPORARY

At the heart of the residence, you'll find a kitchen that effortlessly combines modern design with timeless classics.

The L-shaped arrangement of white gloss units along the walls not only provides ample storage but also exudes a sleek and sophisticated aesthetic. These units are elegantly complemented by the luxurious Corian countertops, adding a touch of opulence while ensuring easy maintenance. At the core of the kitchen stands a generously proportioned island, functioning as the focal point for culinary creativity. One end of this timber laminate island features a gracefully curved breakfast bar, creating an inviting space for casual dining and socialising.

Hidden within the cabinetry are two ovens, a five-ring electric hob paired with a stainless steel extractor hood, as well as a discreetly integrated dishwasher, fridge, and freezer. These appliances are seamlessly incorporated, preserving the kitchen's clean and uncluttered appearance. The flooring is adorned with glossy porcelain tiles, featuring an appealing brown speckled pattern, adding a touch of character to the overall aesthetic.





UNIQUE FEATURES

Continuing from the kitchen, an open flow leads into a dining area that is both inviting and practical. This space is flooded with natural light, thanks to two windows to the rear.

In a stylish addition, a newly installed display bar takes centre stage, with fitted walnut units that exude warmth and sophistication. There's ample storage for your drinkware and spirits, keeping everything neatly organised and within reach, with a wine chiller thoughtfully incorporated, ensuring your collection is kept at the perfect temperature for enjoyment.

Just off here, discover a discreet pantry and a utility boasting plumbing for a washing machine, tumble dryer, and a sink for added convenience.





SLEEK SERENITY

Moving from the dining area, you return to the hallway, then turn right to find a recently added shower room. This room showcases a dark grey vanity sink unit with a corresponding mirrored cabinet above it, along with a toilet. The double shower enclosure features a clear glass screen and modern chrome fittings. Completing the look are grey marbled porcelain tiles on the walls and a white and blue diamond-patterned floor.







FAMILY LIVING

Adjacent to the previously mentioned area is a versatile sitting or family room, thoughtfully designed to serve multiple purposes. This dynamic space serves as a lounge, gym, and music room, catering to various interests and activities. Illuminated by a large window on one side, it provides a view of the picturesque courtyard patio, allowing natural light to infuse the room. On the opposite side, another window overlooks the rear driveway.

A convenient door within this room provides access to the double-height garage, making it easy to transition between indoor and outdoor spaces.

Back in the hallway, climb the impressive staircase to reach the first-floor galleried landing, where you'll find five beautifully appointed bedrooms ready to welcome you.



SWEET SLUMBER

Turning left, discover the main bedroom, a spacious and restful retreat. A generously sized window, commands attention with its view over the tranquil courtyard, allowing ample natural light to flood the room. Additionally, a second window offers a delightful perspective of the side garden. Built-in mirrored wardrobes on one side provide plenty of storage space for your clothing and personal items along with matching dressing table and bedside drawers. Freshen up in the ensuite, boasting a wall-mounted vanity sink, WC, and a double shower enclosure with a sleek glass screen, all enhanced by a seamless blend of white tiling and greige shower wall panelling.









Beyond the master bedroom, you'll find bedroom two across the landing, a roomy double bedroom that also offers a serene courtyard view. This space is adorned in a clean white aesthetic and boasts white fitted wardrobes on one side for ample storage.

Adjacent to bedroom two is bedroom three, which comes complete with fitted beach wardrobes, a coordinating desk, and bedside cabinets. This room maintains a neutral colour scheme with an inviting creamy accent wall behind the bed.

Moving along to bedroom four, another delightful double bedroom, you'll encounter a soothing ambiance characterized by creamy tones and white fitted wardrobes.

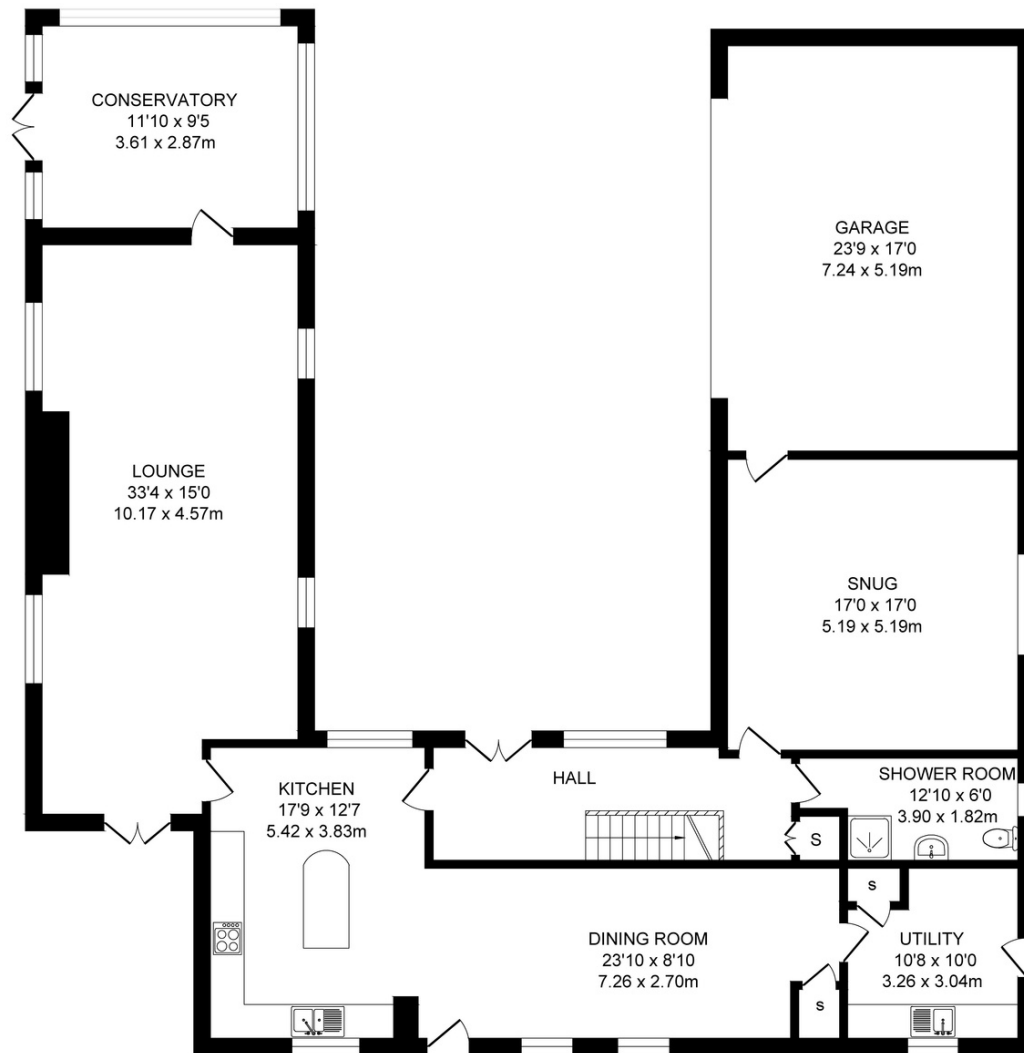
Lastly, there's the fifth bedroom, currently serving as a multifunctional space with custom office cabinetry. This room features two desk spaces, as well as built-in cupboards and shelves, creating an organized and efficient workspace.



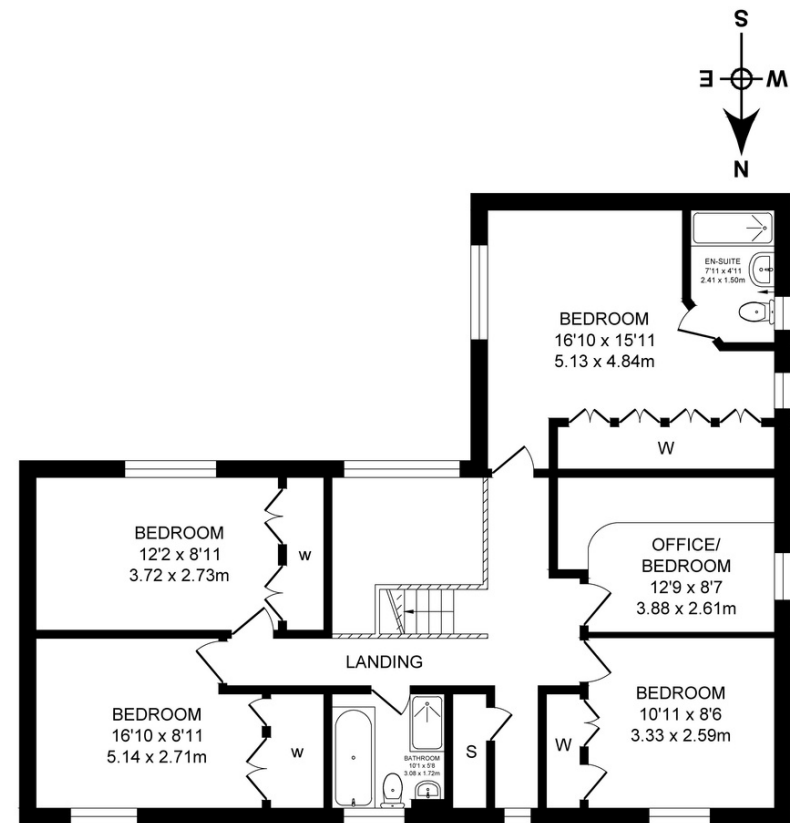
REFRESH & REVIVE

Serving the bedrooms is a contemporary four-piece family bathroom. This luxurious haven features a generously sized double shower enclosure, a chic grey gloss vanity unit graced by an elegant LED mirror above, a contemporary back-to-wall WC, and a tastefully panelled bath. What truly sets this bathroom apart is the eye-catching linear 3D wave-patterned tiling, which adds an element of artistry and distinction against the backdrop of smooth, plain tiles.





GROUND FLOOR
APPROX. FLOOR
AREA 202.4 SQ.M
(2179 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 102.4 SQ.M
(1102 SQ.FT.)

TOTAL APPROX. FLOOR AREA 304.8 SQ.M. (3281 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.

SLICE OF PARADISE



The garden envelops three sides of the property, forming a harmonious outdoor haven. Immediately outside the conservatory, a raised decked patio provides a tranquil space to enjoy the outdoors. A set of inviting steps lead down to a sprawling lawn, bordered by an array of majestic trees and lush plantings, creating a serene natural backdrop.

For family gatherings and al fresco dining, there's a generously sized flagged patio area, offering ample room for meals and relaxation. Beneath the raised deck, a spacious open storage area keeps outdoor equipment neatly organized.

Continuing around the property, a stone-paved patio emerges just outside the living room, thoughtfully furnished with a bench—a perfect spot for leisurely breakfasts or quiet reading sessions. A second seating area is nestled within the courtyard, adjacent to the main entrance and kitchen, providing a charming space for outdoor socialising.

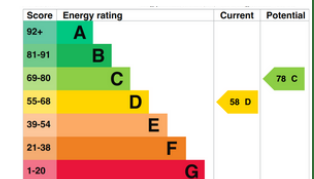




Lastly, a double, double-height garage awaits, offering not only ample space for a workshop but also the potential for future conversion. Additionally, there's a pod point electric charger, reflecting a commitment to modern convenience and sustainability.

FINER DETAILS:

- Detached Stone Property
- Etched In Local History
- Set In 0.6 Acre Plot
- Three Reception Rooms Plus Conservatory
- Five Double Bedrooms
- Three Bathrooms (One Ensuite)
- Fitted Modern Kitchen/ Diner With Island Unit, Pantry & Separate Utility Room
- Private & Spacious Gardens To Three Sides Plus Courtyard Patio
- Driveway Parking For Several Cars With Two Gated Entrances
- Tenure: Freehold
- EPC Rated: D
- Council Tax Band: G





OUT & ABOUT

Immerse yourself in the embrace of nature and uncover an abundance of captivating countryside trails that wind their way around The Stables.

Embark on exhilarating hikes or scenic cycling routes leading you to the towering mast atop Winter Hill or the enchanting Japanese Gardens nestled at Rivington Pike. If you prefer a leisurely pace, meander along the serene pathways encircling the nearby Wards and Belmont reservoirs, immersing yourself in the symphony of nature's sights and sounds.

You'll find a plethora of local shops and eateries just a leisurely 15-minute walk (or a quick 5-minute drive) away, ensuring that all your needs are met effortlessly. From takeaways to convenience stores, Egerton, Bromley Cross, Astley Bridge, and Horwich provide a convenient hub for daily necessities.

Dine out at San Marino for a sample of Mediterranean cuisine, or head to Lottie's of Belmont, a delightful farm shop and café only a few minutes walk from the doorstep. Feed the animals before treating yourself to tea and cakes.

Families are perfectly placed with Belmont Primary School only a five-minute walk away.

For those commuting, the A675 conveniently connects you to the M65 and M6 highways within a mere 10-minute drive.

This enchanting home harmoniously blends security and seclusion with a sense of community and distinctive character. It retains its historic charm while embracing modern luxuries, offering you the best of both worlds.



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