



BL7

The
Mount

DUNSCAR FOLD



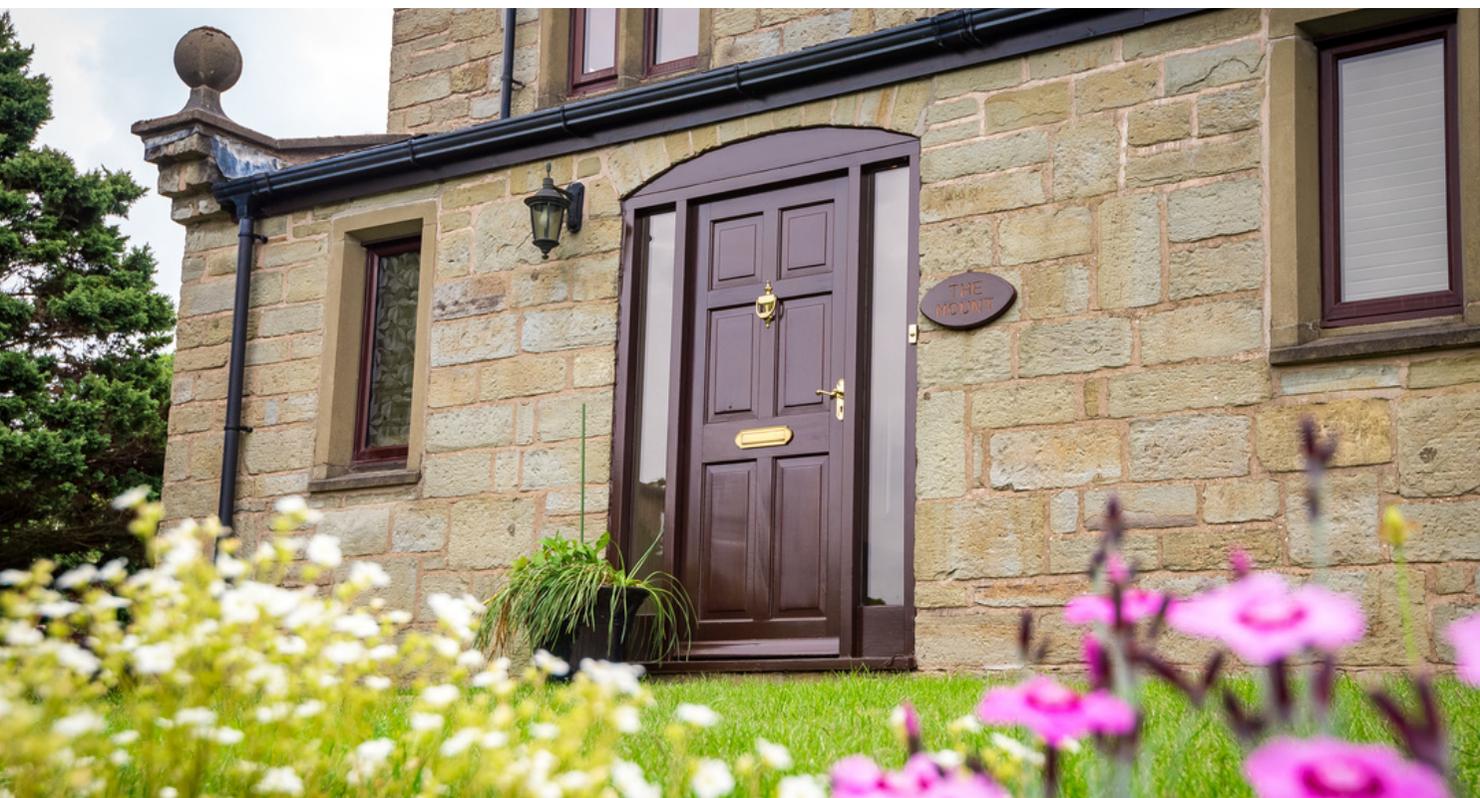
OWNER QUOTE: "I love the uniqueness, it's such a fantastic family house, the garden is a great size for children."



So central yet so secluded...enveloped by fields, pastures and woodland, on its own private estate, The Mount, in Dunsar Fold really does have it all.

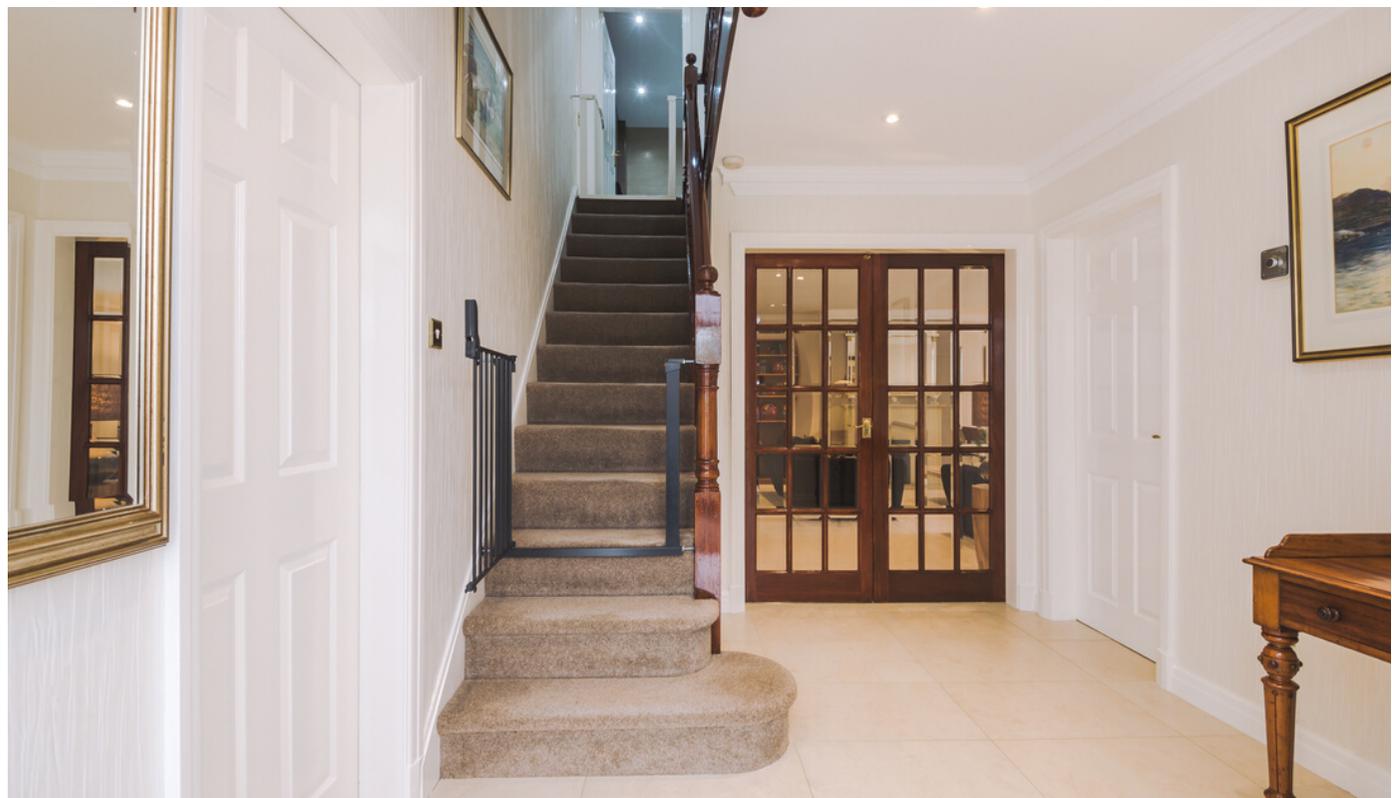
Only moments from the main roads and village, The Mount seems set apart from the world, approached along a private lane where a handful of other homes make up the Dunsar Fold estate.

Built amidst a collection of farm buildings in 1987, The Mount is designed in the style of the Dutch barn which formerly stood on this site. Rustic, handsome and welcoming, it sits snugly within its rural surrounds.



Pull up and park on the spacious driveway, side car port or within the large detached double garage with electric doors. Stone steps lead up past pretty planted borders and a large front lawn to the main entrance.

Step inside, into the spacious entrance hall and soak up the warm, cosy sense of welcome upon arrival home. Large, Porcelanosa ceramic tiles extend underfoot for a practical entrance, and glimpses through the glazed double doors to the living room ahead are inviting.





To the right, tiled in Amtico and with plumbing for a washer and dryer, is the utility room, which also hosts a built in fridge and freeze.



Freshen up in the handy cloakroom to the left, fitted with WC and wash basin, before continuing through the next door on the left, into the stylish family kitchen.

Tiled in Amtico, this Siematic kitchen is effectively and efficiently appointed, designed for ease of use – a true chef's kitchen. Soft green soothing tones coat the cabinetry, contrasting with the crisp white walls.

Neff hide and slide ovens, microwave combi-oven with steamer and induction hob are laid out within easy reach of one another, whilst the broad peninsula breakfast bar is the perfect place for your guests to perch and converse over meal preparation. Admire the finer touches, the corner sink and the designer extractor hood.

Ample storage is provided within the fitted units, whilst a pantry beneath the stairs next to the bank of ovens provides even more room for all your culinary essentials.





OWNER QUOTE: "A very user friendly kitchen whether cooking for 2 or for larger groups."

Flow through into the dining room. Amply lit by spotlighting above, windows from both this room and the kitchen look out into the centre of Dunscar Fold, ideal for keeping an eye on the kids, safely at play in this private, exclusive neighbourhood. Feel the bounce of the plush cream carpet underfoot before flowing on through the foldback double doors into the lavishly sized living room beyond.





OWNER QUOTE: "Fold back doors allow a nice flow ideal for entertaining family and friends."



Fantastic for formal entertaining, superb for snuggling up with the family, inset within the stone surround, a log burner suffuses both the living room and dining room with cosy warmth in wintertime.

In December, place the Christmas tree in pride of place in the bay window, fitted with a window seat, and admire its festive glow. Overlooking the garden, this sunny window fills the room with light.





Marvel at the easy flow of this home, as you continue through into the family room, where plush carpet is replaced by robust Porcelanosa ceramic tiles; the perfect choice for a room designed to host the whole family for work, rest and play.

Subtle wallpaper gives a sophisticated touch to the chimney breast, inset with a living flame gas fire and aided by warmth from the underfloor heating, controllable remotely by a Hive system. Dine at the table, soaking up the verdant views, or snuggle up on the sofa for rest and relaxation. Throw open the doors to the patio, and let the fun spill outside for alfresco dining, barbecues and family fun.

OWNER QUOTE: “We wanted to create extra space for the family. It’s an unpretentious room where you can paint, play and party.”





When slumber calls, take the carpeted staircase up to the first-floor landing and sneak a peek through the porthole window out towards Winter Hill in the distance, watching as the weather patterns sweep in. Spy the steeple at Walmsley church beyond the field and listen for the ring of church bells.





Turning left from the top of the landing, peep through to the third bedroom, where feature patterned paper coats the wall behind the bedhead. With ample space for a king-sized bed and wardrobes, catch views through the window out over the pretty cherry blossom trees in Dunscar Fold.



Refresh and revive in the family bathroom, dressed in spa-style cappuccino and mocha tones, and featuring an array of Porcelanosa furnishings including a wash basin inset within a vanity unit, a centrally filling bath tub, WC and separate walk-in shower.





Sink your toes into the fluffy thick cream carpet in the master bedroom to the right, where a feature daisy wallpaper adds warmth and welcome. Soak up stunning views out over the garden and stash all your clothes in the wall of solid oak, fitted wardrobes, cleverly designed with mirrors to the centre section and spotlights above the doors to illuminate your collection of clothing.

Slip through to the ensuite, where granite-look worktops incorporate a sunken sink within oak vanity units. Plentiful storage sees the laundry basket cleverly concealed within a cupboard. A WC, bidet and shower also serve your needs.





Overlooking the front, the guest bedroom, a spacious king is filled with an abundance of light, flowing in through windows to two sides and drawing in verdant views from the countryside.





Cosy carpet coats the floor of the fourth bedroom. With a fitted airing cupboard and dreamy views out towards Winter Hill, this room could also serve as a superb nursery.

Returning to the landing, take the stairs up once more to discover a bonus level, ideal for those seeking a hobby room, large office area, a guest bedroom or a chill out zone for teenagers.

Served by its own sleek Porcelanosa shower room, where a pop of colour invigorates the cabinetry surrounding the wash basin and WC, tiled to the walls and floor, step into the shower for a refreshing morning spritz.

Within the spacious bedroom, further storage awaits, alongside stunning views out over Winter Hill through the circular window. Peep through to the profusion of storage space in the attic.



Returning downstairs, step outside into the sunny south facing garden, simply perfect for those with children.

Relax in the sunshine on the stone paved patio, where a delicious barbecues can be created. Colourful planted borders sizzle in summertime colour whilst a large, lush lawn is the perfect place for a kickabout or carefree cartwheels. Keep hens in the coop at the bottom of the garden and wake up to fresh eggs for your morning omelette.

Beyond, a paddock provides the perfect rural backdrop to this divinely situated home.





Out and about

Commuters are perfectly placed, close to great transport links. Hop on a bus; routes run in both directions from Blackburn Road and Darwen Road. Bromley Cross Station is less than a mile away, a pleasant walk and served by regular train links to Clitheroe and Manchester for shopping days and evenings out.

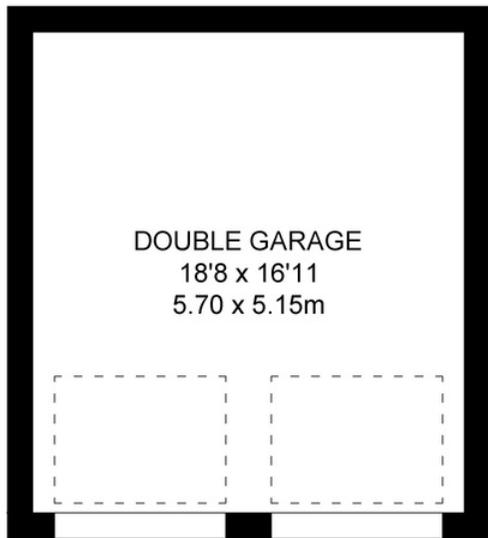
There are a number of popular local restaurants available within close walking distance in Bromley Cross, Dunsar and Egerton Village for a great choice of food and drink.

Make the most of your fantastic location and set off on walks around the countryside; Winter Hill beckons from beyond the window. Get in a round of golf at nearby Dunsar or Turton Golf Clubs, or enjoy a walk up to Turton Tower.

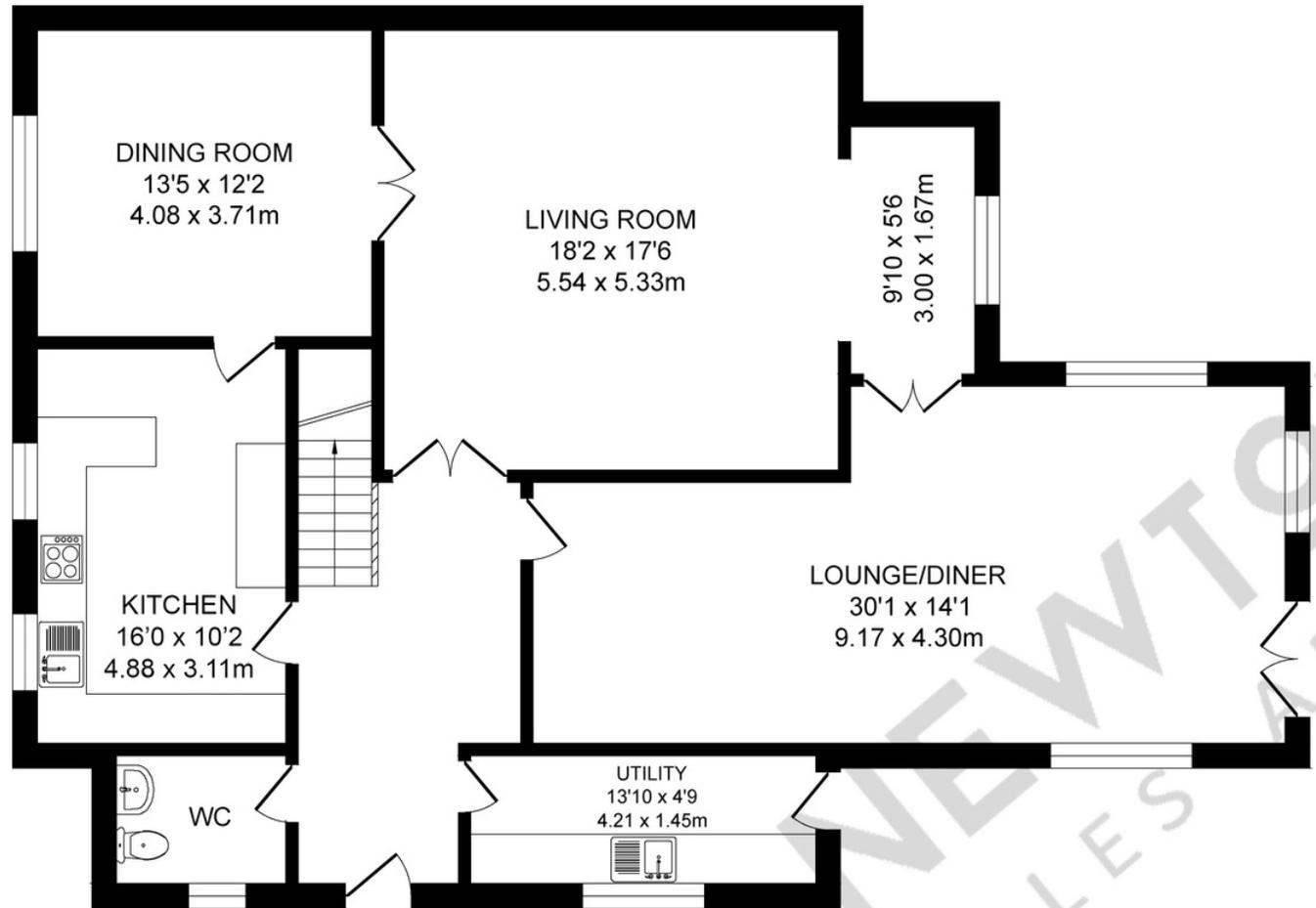
Bromley Cross is brimming with amenities including a Sainsbury's, Co-op and Lidl, whilst the Middlebrook Centre is only 15 minutes away with cinemas in nearby Astley Bridge. For keep-fit classes and weight training, head to the leisure centre at the Last Drop Village.

Local educational establishments include the highly regarded Turton High School, Canon Slade and the esteemed Bolton School, whilst Walmsley, Eagley and St Johns' Primary Schools are only a short walk from the front door.

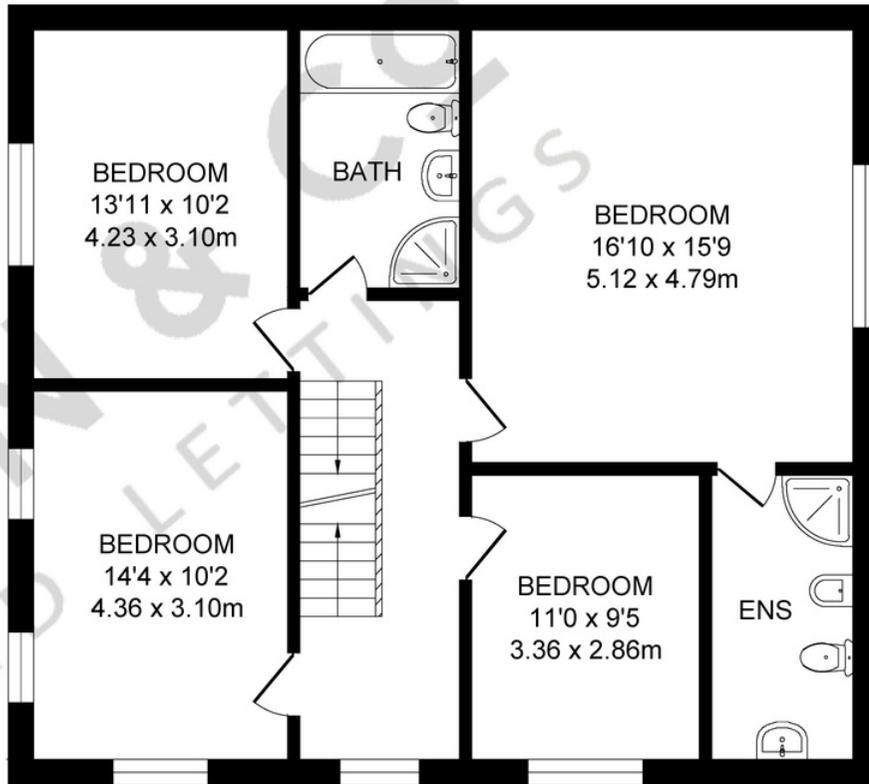
Spacious yet embracing, warm and welcoming. The Mount at Dunsar Fold is an all-accommodating family home fit for every occasion. Book your viewing today.



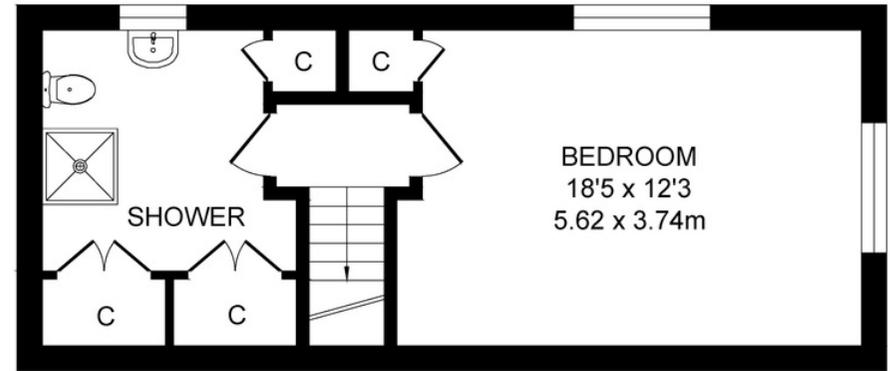
GARAGE
 APPROX. FLOOR
 AREA 29.3 SQ.M
 (315 SQ.FT.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 127.7 SQ.M
 (1375 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 84.4 SQ.M
 (908 SQ.FT.)



SECOND FLOOR
 APPROX. FLOOR
 AREA 36.5 SQ.M
 (393 SQ.FT.)

OWNER QUOTE: "It's a very nice, safe environment in which to bring up a family."







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