



Raikes Barn

Harwood

BL2





Poised between the peace and tranquility of the open countryside and the convenience of the town, discover Raikes Barn, an utterly unique home that has evolved over the ages, dating back to the 1840s and reborn in 2005.

The characterful appeal of Raikes Barn is instantly visible from the outset, with its banked design, arched windows and retained dovecote windows to the first floor.

Pull through the gated entrance and onto the spacious driveway where there is ample parking alongside a detached double garage.

A Warm Welcome

Make your way to the impressive canopy-covered main entrance where arched windows frame the stained-glass front door. Stepping inside onto the cream carpeted floor, sense the space and scope of this home. Traditional features are loyal to its barn origins in the high ceilings and exposed beams, yet awash with light from the multiple windows, Raikes Barn challenges preconceptions of customary barn conversions.

Feel at ease instantly within its solid walls, so light and airy. The spacious entrance hall is a distinct room in its own right; with a television point it could happily serve as a sitting or dining room.





A Sociable Space

Down a few stairs, arrive at the lower ground hallway, where to the right lies the bright and airy, open-plan kitchen-diner. Windows to three sides infuse the room with light, framing verdant views out onto the garden, where the scenes change throughout the seasons.

A sociable space with ample room for a dining table, cook up a feast using the array of integrated Bosch appliances, including a fridge, freezer, double oven, induction hob with canopy extractor hood and dishwasher.





Opening up from the kitchen is a spacious sitting room with a living flame gas fire. Carpeted and peaceful, a trio of windows draw in the daylight.





Along the lower hallway, discover a handy study, currently used for storage, and beyond, a cosy snug. Formerly a stable, this lovely and light room with its powerful Swedish log-burning stove, is the perfect restful retreat after a bracing walk on the moors.



Versatile Living

Returning to the ground floor, a tiled hallway gives access to the upper back door into the rear garden and also to the handy utility room tiled in terracotta and furnished with storage cabinets and freestanding washer and dryer.

Continue up another short flight of stairs onto the first-floor landing, where you will discover the sumptuously sized main bedroom to the right.

Spacious and bright, half-glazed doors deliver light through from the ensuite into the dressing room, furnished with ample storage.





Peaceful and quiet, exposed beams and cream carpet evoke an aura of relaxation and tranquility, deep within the countryside. Wake up to impressive views out over the garden to the fields up towards Affetside. Refresh and revive in the ensuite, furnished with a shower, wash basin, WC and bidet and with leafy views out towards Bolton.

OWNER QUOTE: "I LOVE THE SUNSHINE COMING IN THROUGH THE ENSUITE WINDOWS THROUGH THE DOOR AND LIGHTING UP THE DRESSING AREA, IT'S A LOVELY SPACIOUS, LIGHT UNCLUTTERED ROOM TO GO INTO."



Next to the main bedroom, a large bathroom is equipped with a bath, separate shower, bidet, wash basin and WC.

Also on this level, discover the large, light-filled fourth bedroom, currently serving as a music room and office. Prior to its conversion into a family home, this room served as a dovecote, with a series of unique birdbox windows retained for posterity. Seek inspiration from the impressive views out over Winter Hill.



OWNER QUOTE: "EVERY ROOM HAS ITS OWN QUIRKY FEATURES - WE WILL BE VERY SORRY TO LEAVE; THIS HOME IS A ONE OFF."





Take the stairs up once more to the upper floor landing, where an elegant arched window draws light through. A spacious and versatile area, furnish it to best suit your needs, as a playroom, study or reading area. Raikes Barn is a flexible home that adapts to your family's changing requirements.

Ready to receive visitors, discover the second bedroom overlooking the rear garden, with floor level windows and a large Velux above delivering daylight through. Broad beams add character and warmth to this spacious and comfortable bedroom.

With wonderful views over Bolton to Winter Hill and beyond, currently serving as a home office, gym and drum room is the third bedroom. Spacious and light, consider the potential to utilise the upper floor for older teens, providing them with their own space in which to sleep and socialize. 'A' frame beams are exposed within the smoothly plastered walls, with Velux windows set within the roofline of the vaulted ceiling and ample storage available within the eaves.



Sunshine, Shelter And Shade

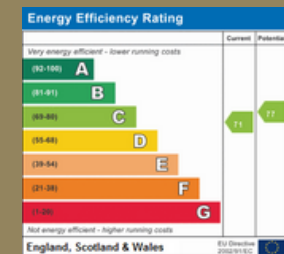
Tiered, landscaped lawns and recently relaid patios offer ample opportunity to soak up the sunshine throughout the day at Raikes Barn. Stone walls reflect the stone of the barn, with secure fencing and gates ensuring the gardens are perfectly private and safe for children and pets.

A newly fitted septic tank is screened from view, whilst mature hawthorn and maple trees provide shelter and shade. Established shrubs along the boundary provide screening from the road.

Sit out at one of the many seating areas and soak up the peace and quiet, enjoying the sun until late in the evening in summertime.



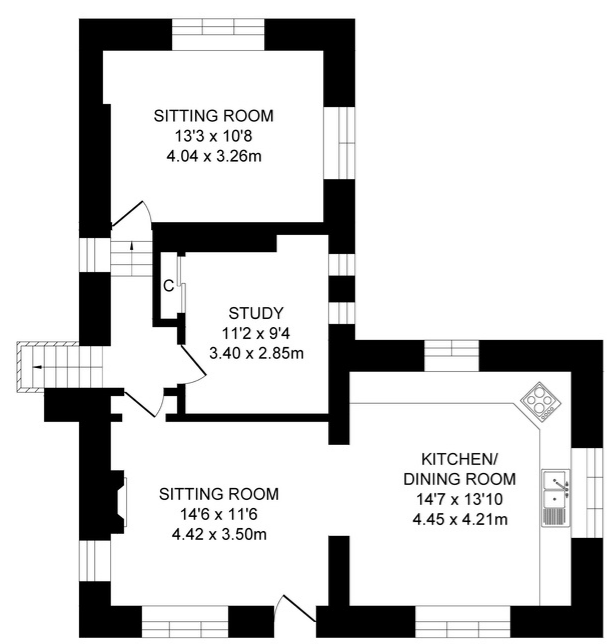
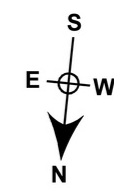
*OWNER QUOTE:
"YOU CAN ALWAYS
FIND SOMEWHERE TO
SIT IN THE SUN."*



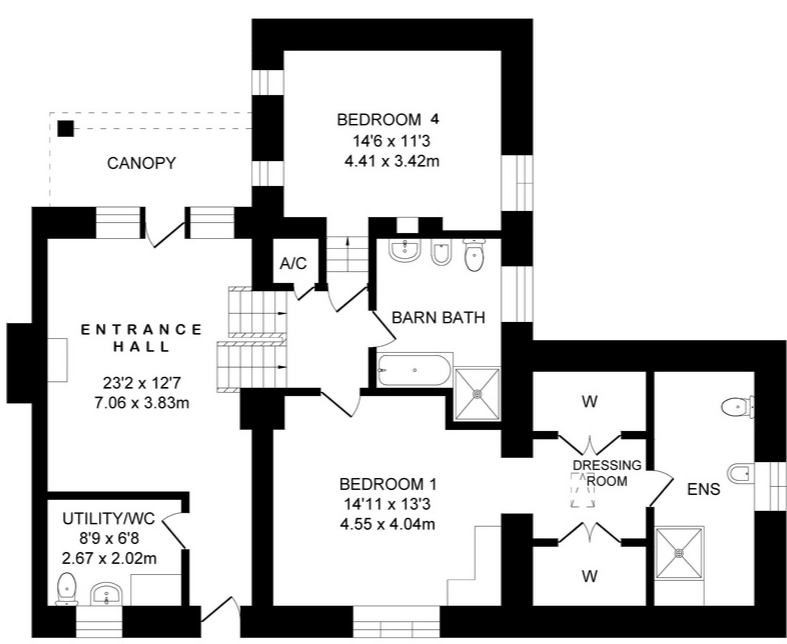
FINER DETAILS:

- BEAUTIFUL BARN CONVERSION
- MULTI-FUNCTIONAL ROOMS
- FOUR DOUBLE BEDROOMS
- MASTER WITH ENSUITE & DRESSING ROOM
- TWO RECEPTION ROOMS
- UTILITY/ GUEST WC & SEPARATE STUDY
- ELECTRIC GATED DRIVEWAYS
- DETACHED DOUBLE GARAGE WITH LOFT STORAGE & ELECTRIC DOOR
- LANDSCAPED GARDENS TO THREE SIDES
- APPROX 2270 SQ. FT.
- EPC RATED: C
- TENURE: FREEHOLD
- MAIN GAS & ELECTRIC & WATER SEPTIC TANK
- NO CHAIN



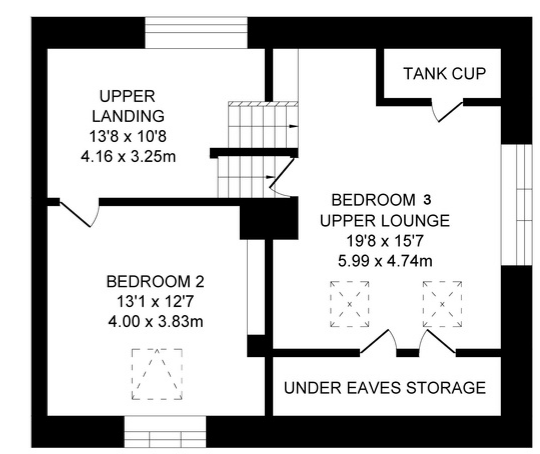


LOWER GROUND FLOOR
APPROX. FLOOR
AREA 63.9 SQ.M
(688 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 27.0 SQ.M
(291 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 66.4 SQ.M
(715 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 28.8 SQ.M
(310 SQ.FT.)

THIRD FLOOR
APPROX. FLOOR
AREA 24.7 SQ.M
(266 SQ.FT.)

*OWNER QUOTE: "YOU WOULDN'T
REALISE WE ARE SO CLOSE TO
BOLTON, IT'S SO RURAL."*



On your doorstep



Surrounded by countryside, walks abound on the doorstep, yet the convenience of civilisation is never far away...

A half a mile walk takes you to Morrisons in Harwood village which has all the amenities you could wish for including a Post Office, chemist, doctors, dentist, chiropodist, hairdressers, opticians and vets. A mile away through countryside, arrive in the village of Affetside, for a thirst-quenching drink at The Pack Horse.

Well connected to the larger towns and cities, both Bolton and the market town of Bury are within a short car journey, whilst Manchester is easily commutable by road or rail from Bromley Cross Station.

Dine out at trendy café bar Bill & Co in Harwood, or for Italian try Baci, only five minutes away by car.

With so many places to wine and dine nearby, why not work your way through them all, stopping off at The Red Lion in Hawkshaw and Carmelo's in Tottington.

For a night at the theatre head into Manchester or Bolton or nearby Ramsbottom, a vibrant town bursting with bars, restaurants, shops and a regularly held farmer's market.

Families are well served with independent schools, Bolton School & Bury Grammar School each being just 20 minutes away with regular school bus services. Nearby are Canon Slade and Turton High Schools, the former within walking distance.

A family home, a character home, a welcoming home all in one, Raikes Barn is in essence a modern home enveloped in the charm of its 1800s foundations. A home where you know you belong as soon as you step inside.



Raikes Barn

Harwood, Bolton, BL2 4LJ

Presented by...

NEWTON & CO