



LOSTOCK

HALL COTTAGE



Fall in love with the charismatic stone-built charm of Lostock Hall Cottage, a Grade II listed home, set amidst landscaped gardens, with a rich history.

DISTINGUISHED HOME, TRANQUIL SETTING



Attached to Lostock Hall Gatehouse, Lostock Hall Cottage, originally servants' quarters, is an historic building, renovated and restored by National Heritage to provide the perfect family home.

Nestled at the top of a leafy rural lane, cross a cattle grid and continue past a picturesque pond before pulling through electric gates to arrive at Lostock Hall Cottage, where there is plenty of parking.

A tranquil arrival home, birdsong resonates amongst the trees as you step out of the car. Admire the beautifully maintained, landscaped gardens, attractive stone frontage, and traditional sash windows of this heritage home as you make your way to the front door.



WELCOME HOME

Emerging into the broad and bright entrance hall, oak flooring extends underfoot for a classic feel.



Handsome fitted cabinetry provides plenty of storage in the light and inviting study immediately to the left. Perfect for those working from home, inspiring views extend over the landscaped garden to the front with its mature trees and box hedging.

Next door, traces of antiquity remain in the rustic beam, exposed in the ceiling of the warm and welcoming sitting room, where a log-burning stove crackles invitingly from within its stone and redbrick inglenook surround.



Returning to the entrance hall, light streams in through a wide sash window. Freshen up in the cloakroom, elegantly tiled and furnished with stone wash basin with wall mounted tap, and WC, before continuing through to the family kitchen-diner ahead.





COOK UP A FEAST

Classic, country-style cabinetry provides plenty of storage for your culinary essentials, with an undermounted sink set within the wooden worktops. Appliances include a six-ring gas hob, Smeg cooker with extractor hood, whilst there is room for a fridge-freezer and plumbing for a washing machine.

Beyond the sociable U-shape design of the cabinetry, the kitchen extends into a spacious dining area, where light flows in through French doors opening out to the large patio, perfect for wining, dining and entertaining family and friends in the summer months.





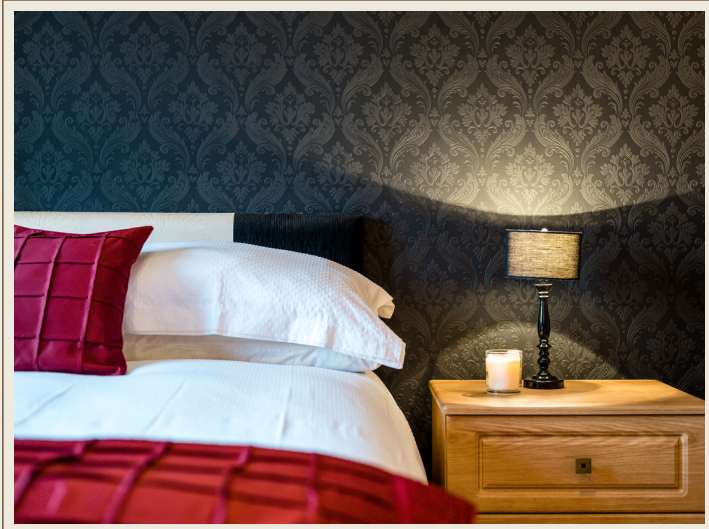






Continue through to the snug lounge, decorated in fresh, contemporary shades and carpeted underfoot. Light flows in through windows to both sides providing a bright and cheerful feel. Cosy and warm, Hive controlled heating features throughout this home.





REST AND REFRESH

Returning to the entrance hall, take the stairs up to the first-floor landing, where the high ceiling amplifies the light flowing in from the wide window.

Immediately on the left, arrive at bedroom two, a spacious double dressed in warm, soporific tones, and carpeted in cream. Ample storage is available in the wealth of fitted wardrobes, with elevated views from the sash windows over the stone patio and garden below.



Next door, refresh in the family bathroom, tiled in slate grey underfoot and furnished in monochrome style with vanity unit wash basin, WC and bath with overhead shower. Views extend over the box hedging, lawns and trees to the front.







Making your way along the landing, arriving at bedroom three, ahead. Floral feature wallpaper and shades of sage green complement the glorious gardens visible from the sash window, which draws in an abundance of light.

Rest and relax in the master suite, a warm, cosy and welcoming sanctuary. Carpeted in grey underfoot with a wealth of fitted wardrobes, verdant views extend out over the garden.

Freshen up in the ensuite, tiled in earthy tones for a luxurious spa feel, and with ample storage in the fitted furniture which also houses the wash basin and WC. Begin the day with a refreshing spritz beneath the shower, as your towel warms on the heated radiator.







CLASSICAL GARDENS

Surrounding Lostock Hall Cottage to three sides are mature and manicured gardens. Stone steps lead up to lush, flat lawns, beautifully edged and with planted borders of mature shrubbery. Mature trees and box hedging are a haven for birds and other wildlife, providing a constant soundtrack of birdsong.

Raised beds are perfect for growing your own, with a large side patio ideal for entertaining. There is also a large shed for storing all your gardening essentials.





NEAR AND FAR

Wrapped up in rurality, Lostock Hall Cottage enjoys all the tranquility of the countryside whilst retaining fantastic connections to the amenities of the nearby towns and cities.

Just a short drive away is Middlebrook Retail Park, brimming with restaurants, bars, and a range of shops and supermarkets, including Asda, Boots, Next and Marks & Spencer. After an afternoon shopping call in for dinner at one of the many restaurants including Bella Italia, Luciano's, Nandos and more. There is also a wide selection of fast-food outlets.

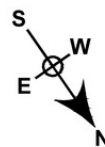
For entertainment, the Middlebrook Retail Park is also home to a bowling alley and cinema. The recently renamed Toughsheet Community Stadium is also only minutes' drive away for Saturday afternoons watching the football.

Explore the many walks available from the doorstep. Walk out along the private road and turn right to enjoy an invigorating stroll across the nearby golf course. Both Bolton Golf Club and Regent Park Golf Club are on your doorstep.

Commute with convenience, just a short drive from the M61 and Horwich Parkway train station. Families are also well placed for access to the prestigious, independent Bolton School.

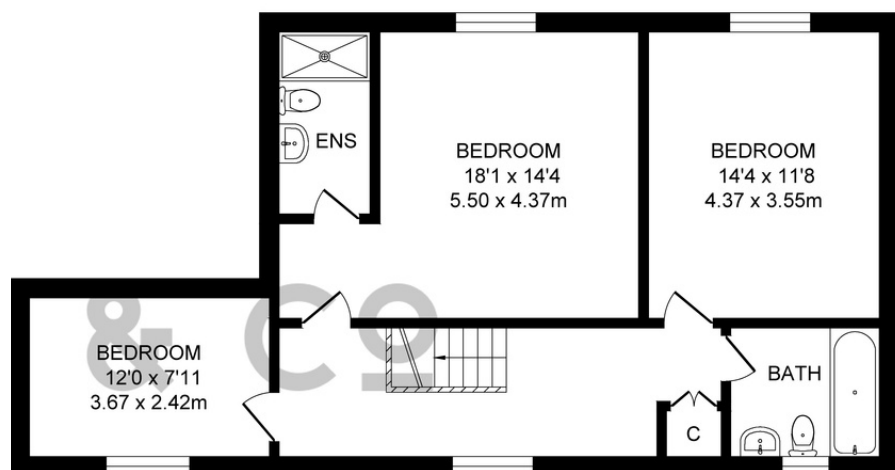
A warm, welcoming and impressive, Grade-II listed home, with extensive landscaped gardens, Lostock Hall Cottage is an individual and unique home that blends the quiet calm of the countryside with all the amenities and transport links of the city.



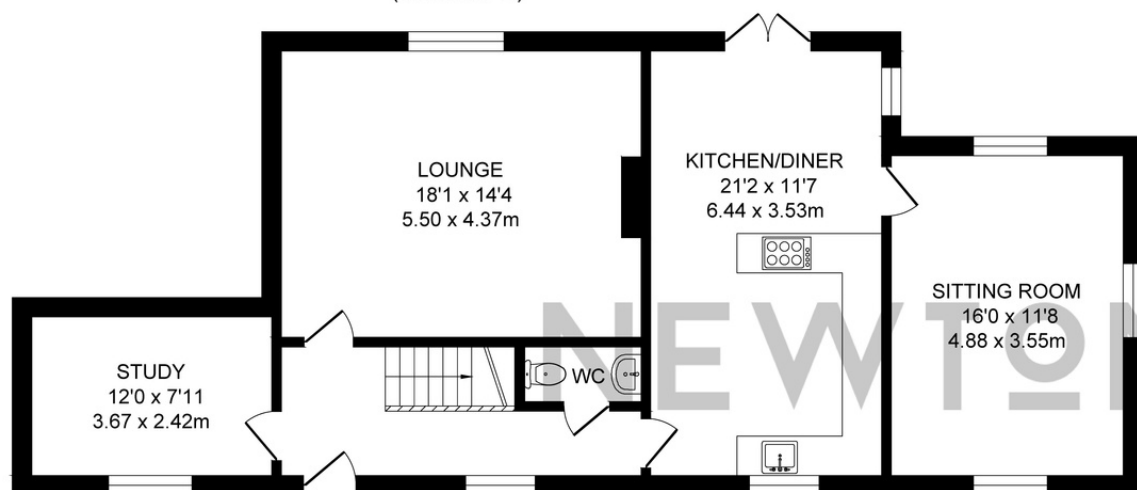


FEATURES

- GRADE II LISTED STONE COTTAGE
- STEEPED IN LOCAL HISTORY
- THREE DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- TWO LARGE RECEPTION ROOMS
- LARGE OPEN PLAN KITCHEN/ DINER
- STUDY & DOWNSTAIRS WC
- SUBSTANTIAL PLOT WITH BEAUTIFUL CLASSICAL GARDENS TO THREE SIDES
- GATED DRIVEWAY ACCESSED VIA A PRIVATE LANE
- TENURE: LEASEHOLD



FIRST FLOOR
APPROX. FLOOR
AREA 68.7 SQ.M
(739 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 86.7 SQ.M
(933 SQ.FT.)

LOSTOCK

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