



History and Heritage

Nestled amidst the scenic countryside and surrounded by Entwistle, and Wayoh reservoirs, No. 1, Entwistle Hall offers a delightful blend of history, charm, and modern comfort.

Recently renovated throughout, this Grade II-listed home forms part of what was once an E-shaped structure, serving as part of the Entwistle family's Great Hall in circa 1600.

The captivating stone-built exterior exudes an aura of the past, with its original Tudor elements thoughtfully maintained in the form of stone mullion windows and robust interior beams.

As you arrive via the lane, convenient parking awaits immediately at the front. Proceed to the front entrance, gracefully tucked beneath character-rich stone walls, setting the tone for a truly inviting experience.





1 Entwistle Hall

A Warm Welcome

Step into the hallway of this newly adorned Tudor home, and you'll find yourself embraced by an atmosphere of timeless elegance.

The entrance beckons with a timber cream door, exuding a warm and inviting charm. Adjacent to this door, an arched leaded small window graces the wall, its upper portions adorned with intricate stained glass panels that playfully scatter multicoloured light upon the interior.

Underfoot, the newly laid stone-flagged flooring sets a sturdy foundation, resonating with echoes of the past while promising durability for years to come.

Direct your gaze upward, where a remarkable original oval floral ceiling rose captivates attention. This intricate piece of craftsmanship blooms elegantly overhead, a testament to the artisanal sensibilities of the Tudor era.

Practicality meets aesthetics as a fixed wooden bench stands against one wall, offering a place to rest or pause before proceeding deeper into the home.







Characterful Living

Step left into the living room, where a sense of heritage and modern comfort harmoniously coexist.

Defined by its lofty proportions, this space features a high ceiling adorned with criss-cross beams that showcase the architectural mastery of the era.

An original stone fireplace with wood burner stove takes centre stage. Set between mullion windows that filter soft natural light, the fireplace exudes warmth and offers a focal point that effortlessly draws the eye.

The walls, painted in a soothing white hue, serve as a clean canvas that complements the Tudor aesthetic.

Underfoot, the quarry tiled flooring offers a durable foundation that effortlessly bridges the gap between history and modern living.





Cook Up A Feast

To the rear, a newly crafted kitchen beckons with its elegant blend of historical allure and modern functionality.

Adorned in white woodgrain shaker-style units, accented by polished brass knobs and tap, the kitchen exudes timeless sophistication. A white marble worktop adds a touch of luxury, with matching island unit serving as both a culinary workspace and a welcoming hub.

Seamlessly integrated within is a fridge, freezer, dishwasher, built-in electric oven with separate grill and 5-ring gas hob, all complemented by the presence of a charming Belfast sink beneath the rear window.

Above, the beamed ceiling and walls embrace the home's heritage with stone-flagged flooring underfoot adding a rustic touch.

To one side, a thoughtfully designed dining area with seating for eight encourages shared meals and gatherings, embodying the heart of the home.

Adding to the inviting atmosphere, a door opens to the garden, extending the kitchen's reach into the outdoors.









And so to bed ...

Take the glazed split-level staircase that gracefully ascends from the kitchen, offering a journey to three realms. To the right, it leads to a spacious landing thoughtfully utilised as a study area, illuminated by a mullion window that frames views over the rear garden.

A door adjacent to the study area beckons you further, revealing one of the four bedrooms.





Refresh & Revive

Across the way discover the new shower room. Adorned with a period-inspired wash stand, WC, and a double shower enclosure boasting antique gold fittings, this oasis also features soft pink panelled walls and marble shower panelling, seamlessly blending elegance and comfort.





Soak & Sleep

Simultaneously, the staircase invites exploration to the other side, where ahead of the landing lies the master suite, a spacious and light-filled bedroom with ample room for all your furniture.

Before starting your day, indulge in the convenience of the newly designed bathroom with double wash stand and freestanding bath complemented by traditional antique gold taps and shower head fittings. Timber effect vinyl flooring exudes rustic warmth beneath painted timber wall panels, and windows on the side and rear allow soft natural light to illuminate the space, crafting a relaxing sanctuary.



Also looking out over the front garden bedroom three offers a cosy and functional design, featuring space for a wardrobe and dressing table alongside a comfortable double bed. A mullion window graces the front, inviting gentle light and framing outside views. Above, a beamed ceiling adds a touch of rustic charm, creating an intimate space that merges comfort with a touch of historical character.

Adjacent, a door beckons you further, revealing the staircase to the loft bedroom located on the second floor, an enclave of comfort and privacy, currently utilised as a study.

As you explore further, a convenient downstairs WC presents a practical and playful atmosphere with its striking tropical-themed wallpaper. Off here, descending to the basement, you'll discover a utility/laundry area, complete with plumbing provisions for both a washing machine and a tumble dryer.



Sunny Sanctuary

The exterior of the property reveals a delightful rear garden that offers a serene outdoor space for relaxation and enjoyment. The garden features a well-maintained lawn that stretches invitingly, providing a lush and green backdrop. Adjacent to the lawn, a charming flagged patio invites you to bask in the open air, offering a comfortable space for outdoor seating and leisure.

However, the allure of the property doesn't stop there. A hidden gem awaits—a secret garden tucked away on a separate plot, discreetly positioned just across from the front of the home, a short distance down the lane.

Within this secluded oasis, a summer house and decked patio combine to create an idyllic haven. This enchanting setting provides the perfect ambiance for entertaining guests during warm summer evenings. Whether it's a gathering of friends, a family barbecue, or simply a moment of solitude surrounded by nature, this secret garden offers a private and tranquil escape from the outside world.







On Your Doorstep

Walks and wildlife abound from the doorstep at No. 1, 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 Strawberry 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.

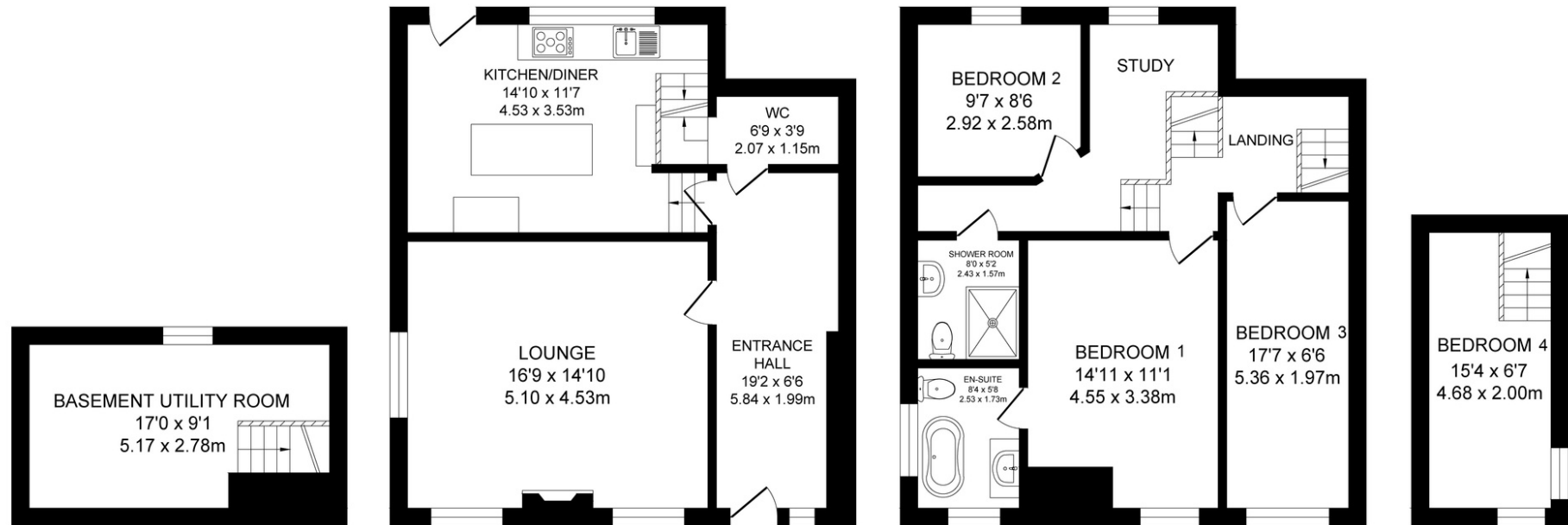
Experience the convenience of reaching Manchester City centre in just 30 minutes. Enjoy an effortless commute from the nearby Entwistle station, located only 0.2 miles away. Additionally, Bromley Cross station and Darwen station are in close proximity, offering connections to Bolton, Manchester, Blackburn, Clitheroe, and the picturesque 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 beautiful sympathetically modernised historic home combining character features with all the comforts of the present day, No. 1, Entwistle Hall is a warm and welcoming period home.







BASEMENT
APPROX. FLOOR
AREA 14.1 SQ.M
(152 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 57.3 SQ.M
(617 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 57.3 SQ.M
(617 SQ.FT.)

SECOND FLOOR
APPROX. FLOOR
AREA 9.6 SQ.M
(103 SQ.FT.)

TOTAL APPROX. FLOOR AREA 138.3 SQ.M. (1489 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 Cottage
- Beautifully Modernised To A High Standard Throughout
- Dating Back to Circa 1600's, Forming Part of Entwistle Hall
- Brimming With Character Throughout
- Four Bedrooms Plus Study
- Two New Bathrooms (Master With Ensuite)
- New High Spec Breakfast Kitchen With Island Unit
- Downstairs WC & Basement Utility
- Rear Garden & Separate South Facing Secret Garden With Summerhouse
- Convenient Off Road Parking Outside The House
- 2 Minutes Walk To Train Station With Access To Manchester City Centre In 30 Mins
- Tenure: Freehold
- Council Tax Band: D



Presented by

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