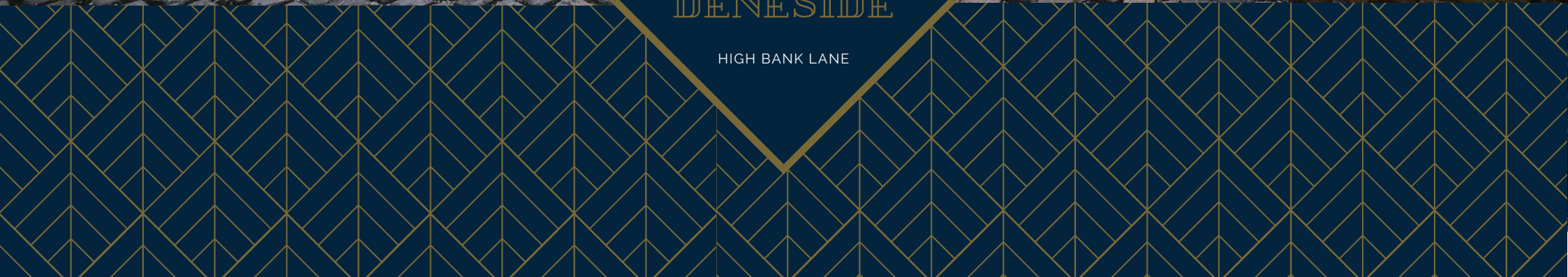




LOSTOCK

# DENESIDE

HIGH BANK LANE





# DENESIDE

## HIGH BANK LANE

### TRANQUIL SETTING

WITH ITS UNIQUELY SHAPED ROOMS, CHARACTERFUL, DESIGN-LED CONCEPTION, AND TRANQUIL RURAL LOCATION WITH FASCINATING LINKS TO LOCAL HISTORY, DENESIDE, NESTLED ALONG HIGH BANK LANE, IS NO COOKIE-CUTTER HOME.

DISCOVER DENESIDE WHERE COUNTRYSIDE MEETS CONVENIENT TRANSPORT LINKS, ALONG A PEACEFUL COUNTRY LANE, PEPPERED WITH UNIQUE, CHARACTERFUL HOMES JUST OFF CHORLEY NEW ROAD.

### HISTORIC LINKS

A CUL-DE-SAC, WITH NO THROUGH TRAFFIC, BIRDSONG PROVIDES THE SOUNDTRACK, EMERGING FROM THE TREE TUNNEL AND PULLING UP THROUGH THE GATED DRIVEWAY WHICH EXTENDS ALONGSIDE DENESIDE.

THE LAND UPON WHICH DENESIDE IS SET WAS ONCE OWNED BY AN INFLUENTIAL COTTON MERCHANT, WHO LIVED IN THE NEIGHBOURING STONE-BUILT HOUSE – ONCE VISITED BY MAHATMA GHANDI - BEFORE BEING SOLD IN INDIVIDUAL PLOTS FOR NEW HOMES.







## ECLECTIC ENTRANCE

MAKE YOUR WAY INDOORS, VIA THE ART DECO-FEEL ENTRANCE PORCH. ARCHITECT DESIGNED IN 2010 USING THE SAME PATTERNS TAKEN FROM FRANK LLOYD WRIGHT'S FAMOUS FALLINGWATER CREATION IN PENNSYLVANIA, THE ENTRANCE SETS THE SCENE FOR AN ECLECTIC MIX OF STYLES FOUND THROUGHOUT DENESIDE.

STEP THROUGH TO THE DOUBLE HEIGHT ENTRANCE HALL WITH GALLERIED LANDING, A TREMENDOUS SENSE OF SPACE AND LIGHT PROVIDED BY LARGE ARCHED WINDOWS. AN ILLUMINATED INTEGRATED WINE RACK MAKES EXCELLENT USE OF SPACE, PART OF THE ORIGINAL DESIGN BY THE PREVIOUS OWNERS AND BUILDERS – A HUSBAND AND WIFE ARCHITECT AND INTERIOR DESIGNER, WHO LOVINGLY DESIGNED EVERY ASPECT OF THE HOME, RIGHT DOWN TO THE HARDWOOD FLOORING FOUND BENEATH THE CARPETS, RECLAIMED FROM MILLS IN THE BOLTON AREA.

EXTENDED IN 2000 BY THE CURRENT OWNERS, IN A STYLE SYMPATHETIC TO THE ORIGINAL DESIGN, AN INCREDIBLE GLASS FRONTED EXTENSION PROVIDES AN ADDITIONAL SITTING ROOM, LARGER STUDY AND TWO ADDITIONAL BEDROOMS.







OWNER QUOTE: "PEOPLE SAY IT'S A COSY HOME; IT WRAPS ITSELF AROUND YOU."



# FAMILY LIVING

FRESHEN UP IN THE DOWNSTAIRS WC, BEFORE TURNING RIGHT FROM THE ENTRANCE HALL, EMERGE INTO A PEACEFUL LOUNGE. USED AS A FAMILY ROOM, A GLASS BAY TO THE REAR FEATURES DOUBLE DOORS OPENING OUT ONTO A SUNNY PATIO PERFECT FOR ALFRESCO DINING AND STAR GAZING AROUND THE FIREPIT.

OVERLOOKING THE GARDEN, THIS RELAXING ROOM IS COSY AND WARM IN WINTER, WITH GERMAN ENGINEERED WOODEN FLOORING UNDERFOOT AND A GLASS FRONTED GAS FIRE ISSUING WARMTH.







# CULINARY DELIGHTS

ACROSS FROM THE FRONT DOOR, FOLLOW YOUR NOSE TO THE KITCHEN, A TRADITIONAL COOKING ZONE, FEATURING A FULL ARRAY OF INTEGRATED APPLIANCES INCLUDING A RELATIVELY NEW SIEMENS DOUBLE OVEN FEATURING TOP OVEN MICROWAVE/GRILL AND A BOTTOM GRILL/STEAM OVEN ALONGSIDE A MIELE GAS HOB, DISHWASHER AND FRIDGE. THE ADJACENT UTILITY ROOM CURRENTLY HOUSES A WASHING MACHINE, TUMBLE DRYER, LARGER FRIDGE AND FREESTANDING FREEZER.

WITH SPACE TO DINE CASUALLY AT THE BREAKFASTING AREA IN THE KITCHEN, DENESIDE OFFERS PLENTY OF SPACE FOR FAMILY TO COME TOGETHER AND ENJOY TIME APART, WITH POCKETS OF REFUGE PROVIDING THE OPPORTUNITY FOR SPACE AND QUIET TIME, A USEFUL ARRANGEMENT FOR THOSE WITH BLENDED WORKING MODELS.









# FORMAL GATHERINGS

TURNING LEFT ALONG AN INNER HALL, ARRIVE AT THE FORMAL DINING ROOM, WITH A LARGE TABLE PERFECT FOR CHRISTMAS, SUNDAY DINNERS AND FAMILY GATHERINGS. HARDWEARING FLOORING UNDERFOOT MAKES IT IDEAL FOR KEEPING CLEAN.







NEXT DOOR, THE SITTING ROOM EXTENSION IS A MARVEL IN TRIANGULAR GLASS, WITH FRENCH DOORS OPENING OUT TO THE LAWN, WHERE THE HEDGE TO THE FRONT PROVIDES A SCREEN OF PRIVACY.





WORK FROM HOME IN THE DOWNSTAIRS STUDY, WHERE A FEATURE WALL IS FITTED WITH SHELVING FOR BOOKS. FOCUS FOR THE DAY, INSPIRED BY THE PEACEFUL, VERDANT OUTLOOK TO THE LEAFY GREEN, WHILST KEEPING AN EYE OUT FOR PARCEL DELIVERIES.





# GRAND SPACES

RETURNING TO THE ENTRANCE HALL, SWEEP UP THE STAIRS TO THE GALLERIED LANDING, TURNING LEFT TO DISCOVER THE MASTER SUITE.





# RELAXING SANCTUARY

SOFT GREEN SHADES TO THE WALLS AND CREAM CARPET UNDERFOOT REFLECT THE QUIET AND SERENITY OF THIS ROOM, WITH VIEWS OVERLOOKING THE TREES AND HEDGES TO THE FRONT.

STORAGE IS IN ABUNDANT SUPPLY, WITH A RANGE OF FITTED WARDROBES, DRAWERS AND DRESSING TABLE. A WALK-IN WARDROBE OFFERS EVEN MORE SPACE FOR CLOTHES ENSURING A CLUTTER FREE SANCTUARY OF SLEEP. REFRESH AND REVIVE IN THE ENSUITE, FITTED WITH TWIN WASH BASINS, BATH AND LARGE SHOWER.









AT THE OPPOSITE SIDE OF THE LANDING, SNEAK A PEEK AT BEDROOM THREE, DRESSED IN SOOTHING HEATHER TONES, WITH VIEWS OUT OVER THE GARDEN AND A SLIGHT SLOPE TO ONE SIDE OF THE HIGH CEILING. NO TWO ROOMS ARE THE SAME AT DENESIDE.

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NEXT DOOR IS A WARM DOUBLE BEDROOM WITH EXPOSED BEAMS IN THE CEILING AND CHARLES RENNIE MACINTOSH-INSPIRED ARTS AND CRAFTS STYLE, WARDROBES.





OVERLOOKING THE QUIET COUNTRYSIDE TO THE FRONT IS THE GUEST BEDROOM, A SOPORIFIC DOUBLE WITH BLUE ACCENTS, ITS FITTED WARDROBES AGAIN TAKING INSPIRATION FROM THE RENOWNED SCOTTISH ARCHITECT AND ARTIST.









ALSO OFF THE LANDING, DISCOVER BEDROOM FIVE, FEATURING A SINGLE BED AND DRESSED IN MUTED, EARTHY TONES.

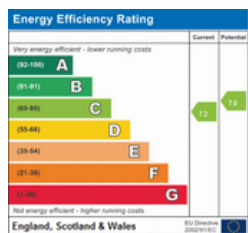
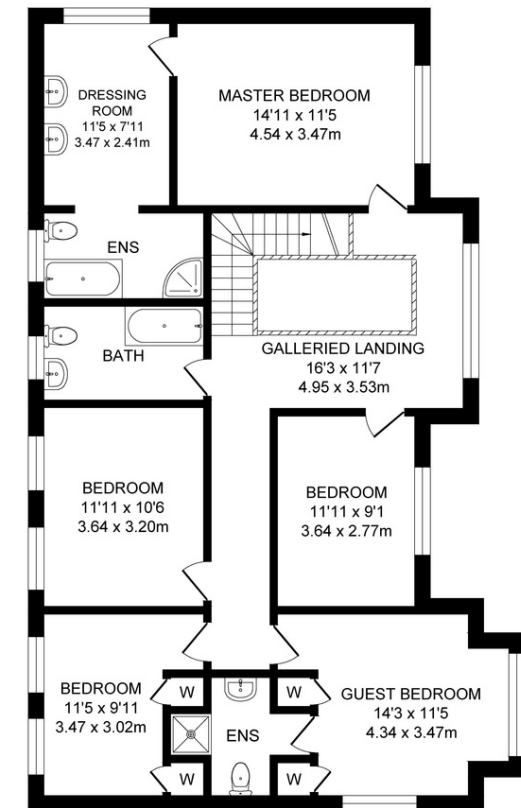
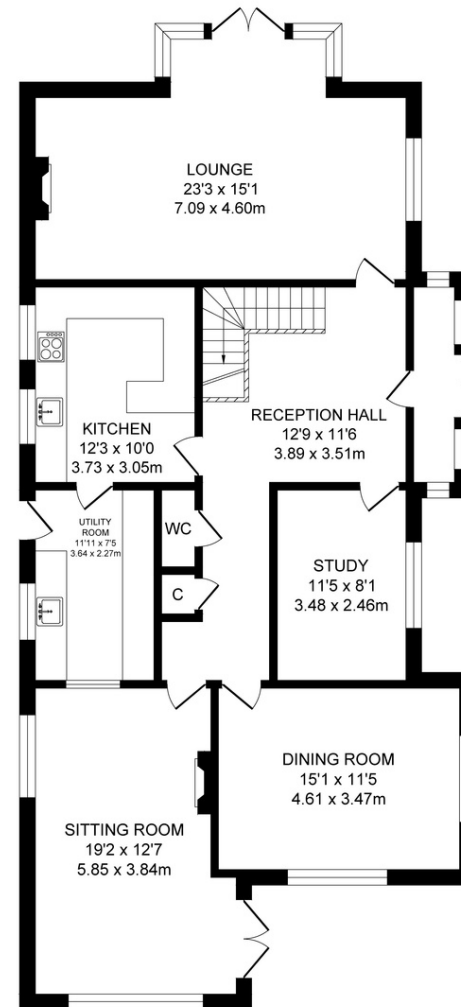
REFRESH AND REVIVE IN THE FAMILY BATHROOM, WHERE THERE IS AMPLE STORAGE IN THE FITTED UNIT BENEATH THE CORNER WASHBASIN ALONGSIDE A WC AND BATH WITH OVERHEAD SHOWER.





## Features:

- Unique Architect-Designed Detached Family Home
- Set In An Exclusive Cul-de-Sac Location Off Chorley New Road
- Gated Driveway With Parking For Several Cars
- Five Bedrooms/ Two Ensuite
- Three Large Reception Rooms
- Spacious Galleried Reception Hall
- Peaceful Front & Rear Gardens
- Outbuilding With Previously Passed Planning Permission For Office/ Annexe Accommodation
- Tenure: Freehold
- EPC Rated: C



TOTAL APPROX. FLOOR AREA 274.1 SQ.M. (2951 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.



# AT ONE WITH NATURE

STEP OUTSIDE INTO THE SUNSHINE AND SHADE OF THE PEACEFUL GARDENS AT DENESIDE. A HAVEN FOR WILDLIFE, SPY RABBITS, SQUIRRELS, FOXES AND DEER AND LISTEN OUT FOR THE NIGHTLY HOOTING OF OWLS.

OUTSIDE THE FAMILY ROOM, A PATIO SOAKS UP THE SUN FROM EARLY MORNING UNTIL AROUND 4PM IN SPRING 'TIL AUTUMN, WHEN THE SHADE OFFERS WELCOME RESPITE. ENCLOSED WITHIN RETAINING DRY STONE WALLS BUILT FROM STONE RECLAIMED FROM THE ORIGINAL TERRACES, THE GARDEN HAS BEEN LANDSCAPED INTO A FAMILY FRIENDLY SPACE, WITH LAWN FOR GAMES AND PAVING FOR BARBECUING. SPRING SEES THE GARDEN CARPETED IN BULBS, WHILST TO THE END OF THE GARDEN A WALL OF ROCK DROPS DOWN TO WHERE BESSY BROOK FLOWS BELOW.

A LARGE OUTHOUSE IS CURRENTLY USED AS STORAGE, HOWEVER PLANS HAVE BEEN PREVIOUSLY PASSED TO REPLACE THIS BUILDING WITH A LARGE DOUBLE GARAGE WITH ACCOMMODATION OR OFFICE SPACE.







OWNER QUOTE: "WHEN WE WALKED THROUGH THE FRONT DOOR, WE JUST KNEW."



# OUT & ABOUT

ENJOYING THE BENEFITS OF COUNTRYSIDE AND CITY, DENESIDE IS POISED TO ENJOY THE BEST OF BOTH WORLDS. SET IN A LEAFY GREEN PEACEFUL AREA ADJOINING THE SURROUNDING MOORS, NEARBY CHORLEY NEW ROAD LINKS YOU EASILY WITH ALL THE AMENITIES.







## TAKE A STROLL TO NEARBY - HIGH RID RESERVOIR

COMMUTERS ARE WELL PLACED, NOT FAR FROM LOSTOCK TRAIN STATION, WITH LINKS TO BOLTON AND MANCHESTER IN ONE DIRECTION AND PRESTON TO THE NORTH. ONLY A COUPLE OF MINUTES BY ROAD DELIVERS YOU TO THE M61 WITH ITS LINKS TO THE NORTH AND SOUTH, WHILST BOLTON CITY CENTRE IS A MERE 5-10 MINUTES' DRIVE IN THE OPPOSITE DIRECTION. HANDY TOO FOR REGULAR FLIERS – MANCHESTER AIRPORT IS AROUND 30 MINUTES' DRIVE AWAY.

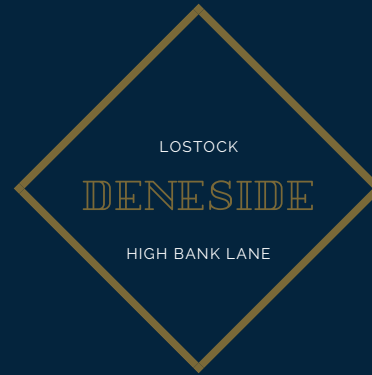
HEAD TO THE NEARBY MIDDLEBROOK RETAIL PARK TO PICK UP YOUR SHOPPING FROM TESCO OR MARKS & SPENCER, WITH A NUMBER OF OTHER CLOTHES STORES AND RETAIL OUTLETS AVAILABLE, INCLUDING NEXT. FOR A DEEPER LEVEL OF RETAIL THERAPY, THE TRAFFORD CENTRE CAN BE REACHED WITHIN 25 MINUTES, OR CARRY ON TO MANCHESTER CITY CENTRE, ONLY 30 MINUTES' DRIVE AWAY.

WITH AN ABUNDANCE OF WALKS ON THE DOORSTEP, SOAK UP THE INCREDIBLE NATURAL SURROUNDINGS, WITH MOORS, HILLSIDES, WOODLANDS AND RESERVOIRS TO EXPLORE.

FAMILIES ARE WELL SERVED BY A NUMBER OF LOCAL SCHOOLS INCLUDING THE PRESTIGIOUS BOLTON SCHOOL, ONLY 1.2 MILES AWAY WITH BUSES RUNNING BY THE LANE EVERY TEN MINUTES OR SO.

QUIET, COMFORTABLE, RURAL YET NOT REMOTE, DENESIDE IS A UNIQUE HOME WITH PERSONALITY AND WARMTH; THE PERFECT PLACE TO GROW YOUR FAMILY.





LOSTOCK

DENESIDE

HIGH BANK LANE

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