



**THREE GABLES**

ARTHUR LANE

# EQUESTRIAN ESCAPE

NESTLED AMIDST THE SERENE COUNTRYSIDE, DISCOVER "THREE GABLES," AN EXTRAORDINARY EQUESTRIAN PROPERTY THAT EMBODIES THE EPITOME OF RURAL LIVING. THIS DETACHED 5-BEDROOM BUNGALOW, POISED ON JUST OVER 5 ACRES OF PRISTINE LAND, IS A TESTAMENT TO THE PERFECT FUSION OF TRANQUILLITY AND MODERN COMFORT.

SURROUNDED BY THE LUSH EXPANSE OF BRIGHTMET GOLF COURSE AND PICTURESQUE FIELDS, THE PROPERTY OFFERS STUNNING VISTAS IN EVERY DIRECTION. WHETHER YOU'RE A GOLF ENTHUSIAST OR SIMPLY APPRECIATE THE BEAUTY OF THE OPEN COUNTRYSIDE, THIS LOCATION IS A PARADISE FOR BOTH ANIMAL AND NATURE LOVERS.







# COUNTRYSIDE RETREAT

ACCESSIBLE VIA A LANE SECURED BY ELECTRIC GATES, THIS UNIQUE HOME HAS UNDERGONE A REMARKABLE TRANSFORMATION, WITH THE CURRENT OWNERS INVESTING SIGNIFICANTLY IN ITS REDESIGN AND EXPANSION.

UPON ENTERING THROUGH THE SHELTERED PORCH, YOU'LL BE WELCOMED BY A RESIDENCE THAT EFFORTLESSLY HARMONIZES MODERN SOPHISTICATION WITH ENDURING CHARM.

THE INTERIOR HAS BEEN ARTFULLY REIMAGINED TO ESTABLISH A SEAMLESS FLOW, ENSURING A HARMONIOUS CONNECTION BETWEEN EACH SPACE.

UNDERFOOT, THE ENTRANCE HALLWAY BOASTS TILED FLOORING THAT EXTENDS A WELCOMING GESTURE. TO THE LEFT, A CONVENIENT GUEST WC AWAITS, PERFECT FOR VISITORS, WITH A CLOAKROOM ADJACENT TO IT FOR ADDED CONVENIENCE.



# CULINARY HAVEN

FOLLOW THE T-SHAPED HALLWAY, AND AS YOU TURN RIGHT, YOU'LL FIND THE STYLISHLY DESIGNED MODERN COUNTRY-STYLE DINING KITCHEN, TAILORED FOR CONTEMPORARY FAMILY LIVING. IT ALSO HAS ITS OWN SEPARATE ENTRANCE VIA A PORCH, PERFECT FOR KEEPING MUDDY WELLIES AND HELMETS.

ELEGANT GREY SHAKER-STYLE UNITS ARE CROWNED BY A CENTRAL ISLAND UNIT THAT COMFORTABLY ACCOMMODATES FOUR. OAK WORKTOPS ADD A TOUCH OF WARMTH AND AUTHENTICITY TO THE SPACE, WHILE BY THE WINDOW, A CLASSIC BELFAST SINK INVITES YOU TO WASH DISHES WITH A VIEW – A TRULY PICTURESQUE SCENE BEYOND.

EQUIPPED WITH THE LATEST CONVENIENCES, THE SPACE INCLUDES INTEGRATED DISHWASHER, FRIDGE, AND FREEZER ALONG WITH A RANGE-STYLE OVEN WITH A STAINLESS STEEL EXTRACTOR ABOVE. THE RUSTIC CHARM OF BRICK-TILED SPLASHBACKS AND FEATURE WALL EVOKES A SENSE OF HISTORY AND HERITAGE, ADDING CHARACTER TO THE SPACE.









AS YOU STEP ONTO THE HERRINGBONE-PATTERNED FLOORING, IT GUIDES YOU SEAMLESSLY INTO THE DINING AREA, WHERE NATURAL LIGHT POURS IN THROUGH BI-FOLDING DOORS THAT BECKON YOU TOWARDS ONE OF THREE ENCHANTING PATIO AREAS. THIS IS A SPACE WHERE CULINARY ARTISTRY AND FAMILY GATHERINGS COME TOGETHER EFFORTLESSLY, CREATING MEMORIES THAT WILL LINGER FOR YEARS TO COME.



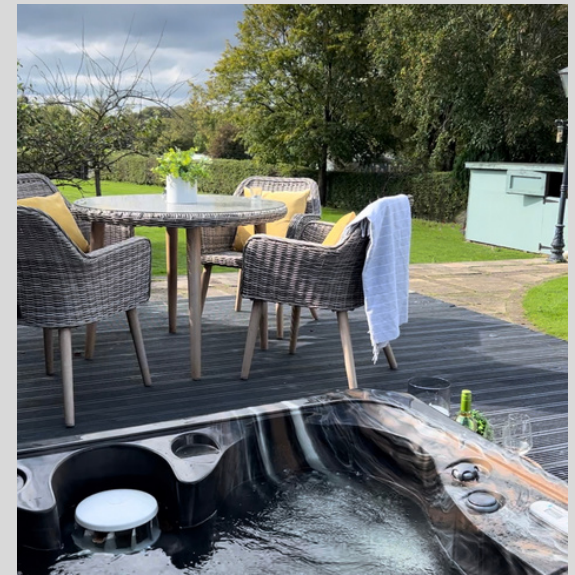
# FLEXIBLE SPACES

FROM THE DINING ROOM, FLOW THROUGH THE GLAZED DOUBLE DOORS INTO THE SPACIOUS LOUNGE. HERE, A WOOD-PANELLED FEATURE WALL IS THE BACKDROP FOR A WALL-MOUNTED TELEVISION, ELEGANTLY COMPLEMENTING THE WOODEN FLOORING. FURNITURE IS THOUGHTFULLY ARRANGED AROUND A CORNER-SET FLOOR-MOUNTED WOODBURNER STOVE.









WITH GLASS SPANNING ALL THREE SIDES, THE CONSERVATORY OFFERS UNOBSTRUCTED VISTAS OF THE PICTURESQUE COUNTRYSIDE. IT ALSO PROVIDES DIRECT ACCESS TO THE ELEVATED DECKING, WHERE YOU'LL FIND A SUNKEN HOT TUB AND A PATIO AREA WITH STEPS LEADING GRACEFULLY DOWN TO THE GARDEN BELOW.

IDEAL FOR ENTERTAINING, SOAK UP THE SUN THROUGHOUT THE DAY ON THE PATIOS, ENJOYING A GLASS OF WINE AND THE COMPANY OF FAMILY AND FRIENDS.

# FAMILY LIVING

ON THE OPPOSITE SIDE OF THE HOUSE, YOU'LL DISCOVER AN EXTENDED FAMILY ROOM THAT OFFERS CAPTIVATING VIEWS OF THE COUNTRYSIDE THROUGH A GENEROUSLY SIZED PICTURE WINDOW ALMOST SPANNING THE FULL WIDTH OF THE ROOM. NATURAL LIGHT POURS IN FROM BOTH THIS WINDOW AND THREE EXPANSIVE VELUX WINDOWS SET WITHIN THE SOARING VAULTED CEILING.

A FLOOR-MOUNTED WOODBURNER STOVE IS THOUGHTFULLY PLACED AGAINST A STRIKING TEAL-COLOURED FEATURE WALL, HARMONIOUSLY COMPLEMENTING THE COOL GREY CARPETING AND CRISP WHITE WALLS. TO ONE END, A PURPOSE-BUILT TIMBER BAR TAKES CENTRE STAGE, REDEFINING THE ART OF HOSTING AND ENTERTAINING WITH EFFORTLESS STYLE. ITS GENEROUS COUNTER SPACE INVITES THE MIXING OF COCKTAILS AND SERVING OF DRINKS, EXUDING WARMTH THROUGH POLISHED WOOD THAT SETS A COSY YET REFINED AMBIANCE.

YOU CAN EASILY ACCESS THE FOUR-CAR GARAGE FROM THIS AREA, AND IT CURRENTLY SERVES AS A VERSATILE UTILITY AND GAMES ROOM, COMPLETE WITH BOTH A PING PONG TABLE AND A POOL TABLE, MAKING IT AN IDEAL SPACE FOR FAMILIES WITH CHILDREN TO ENJOY.





# DREAM SUITE

THE MAIN BEDROOM, CARPETED FOR COMFORT, ADJOINS THE FAMILY ROOM AND BOASTS ITS MODERN ENSUITE, COMPLETE WITH A WET ROOM SHOWER, WALL-MOUNTED VANITY WASHBASIN, BACK-TO-WALL WC, AND STYLISH BLACK TAPS AND FITTINGS.

ADDITIONALLY, A GENEROUSLY SIZED DRESSING ROOM ADDS CONVENIENCE AND STYLE TO THE SPACE, FEATURING FITTED SHELVES FOR ORGANIZED STORAGE, AMPLE HANGING RAILS, AND AN ELEGANT DRESSING TABLE. THIS COMBINATION OF FUNCTIONALITY AND LUXURY ENSURES A COMFORTABLE AND SOPHISTICATED START TO YOUR DAY.

WITH TWO REAR WINDOWS AND TWO VELUX WINDOWS SET WITHIN THE VAULTED CEILING, THIS AREA OFFERS A TRANQUIL AND SECLUDED RETREAT, DISCREETLY SEPARATED FROM THE REST OF THE HOME.







JUST BEYOND THE MAIN HALLWAY, YOU'LL FIND FOUR ADDITIONAL GENEROUSLY SIZED BEDROOMS. ON THE LEFT, THE SECOND BEDROOM OFFERS A VIEW OF THE SERENE REAR ASPECT. IT BOASTS FITTED WHITE GLOSSY WARDROBES ACCENTED BY A STYLISH GREY WALNUT EDGING. THE BED AREA IS ADORNED WITH SILVERY DAMASK WALLPAPER, LENDING AN ELEGANT TOUCH. THIS BEDROOM ALSO FEATURES AN ENSUITE SHOWER ROOM, FINISHED IN CAPTIVATING BLUE MOSAICS. THE ENSUITE IS EQUIPPED WITH A WALL-MOUNTED WASH BASIN, WC, URINAL, AND A LUXURIOUS WET ROOM SHOWER.





BEDROOM THREE OFFERS COUNTRYSIDE VISTAS AND THE SAME BUILT-IN WARDROBES. BEHIND THE BED, A MAKEUP-THEMED WALLCOVERING SERVES AS A STYLISH FEATURE.

IN BEDROOM FOUR, THERE'S AMPLE SPACE FOR A DOUBLE BED, FEATURING SLEEK LAMINATE FLOORING AND PRISTINE WHITE WALLS ACCENTED BY SILVER DAMASK WALLCOVERING.

BEDROOM FIVE COMES COMPLETE WITH FITTED WARDROBES, A DRESSING TABLE, AND A BEDSIDE DRAWER IN A CHARMING BEECH FINISH. THE WALLS ARE ADORNED WITH A PLAYFUL PINK SPOTTY WALLCOVERING, CREATING A DELIGHTFUL AND COSY ATMOSPHERE.



# BATHROOM BLISS

INDULGE IN RELAXATION IN THE FAMILY BATHROOM, WHICH FEATURES A TILED-IN BATH, DUAL SINKS PAIRED WITH MIRRORED CUPBOARD STORAGE ABOVE, A BACK-TO-WALL WC, BIDET, URINAL, AND A LUXURIOUS WET ROOM SHOWER, ALL ACCENTED WITH ELEGANT TRAVERTINE-STYLE TILING.





Relax

# VERDANT SURROUNDINGS

FOR THOSE WHO HAVE A PASSION FOR HORSES, THIS PROPERTY OFFERS A HAVEN FOR ALL YOUR EQUINE NEEDS. SPREAD ACROSS THE EXTENSIVE GROUNDS ARE TWO GENEROUSLY SIZED FIELDS, PROVIDING AMPLE SPACE FOR YOUR FOUR-LEGGED COMPANIONS TO ROAM AND GRAZE FREELY. ADDITIONALLY, THERE'S A RECENTLY RENOVATED PARADE SQUARE, A TESTAMENT TO THE ATTENTION TO DETAIL AND COMMITMENT TO CREATING A WELL-EQUIPPED EQUESTRIAN ENVIRONMENT.

THE PROPERTY IS ALSO GRACED WITH A RANGE OF STABLES, TAC ROOMS, AND OUTBUILDINGS, ENSURING THAT EVERY ASPECT OF HORSE CARE AND MANAGEMENT IS ACCOMMODATED.

IN ADDITION TO THE EQUESTRIAN AMENITIES, THERE'S A LARGE CHICKEN COOP, A WELL-ORGANIZED WOOD STORE, A LARGE DUCK POND AND NOT ONE, BUT TWO METICULOUSLY MAINTAINED VEGETABLE PATCHES.

DESIGNED AWAY FROM THE MENAGE, NEXT TO THE HOUSE IS AN EXPANSIVE GARDEN AREA WITH NUMEROUS INVITING PATIOS THAT PROVIDE A PLETHORA OF OPTIONS FOR BASKING IN THE SUN OR ENJOYING OUTDOOR DINING. ELEVATED FLOWER BEDS AND PRIVATE HEDGE ROWS NOT ONLY ADD TO THE AESTHETICS BUT ALSO CREATE A WELCOMING HABITAT FOR A VARIETY OF WILDLIFE, FROM BUZZING BEES TO CHEERFUL BIRDS. YOU CAN OFTEN SPOT THESE DELIGHTFUL VISITORS FROM THE COMFORT OF YOUR INDOOR SPACES, THANKS TO STRATEGICALLY PLACED FEEDERS.

THE GARDEN IS THOUGHTFULLY DESIGNED WITH A SECURE ENCLOSURE, MAKING IT AN IDEAL HAVEN FOR FAMILIES WITH CHILDREN OR ENERGETIC DOGS. ITS EXPANSIVE, WELL-MAINTAINED LAWN ALSO PROVIDES THE PERFECT PITCH FOR A GAME OF FOOTBALL, ENSURING THAT OUTDOOR RECREATION AND RELAXATION GO HAND IN HAND IN THIS IDYLIC SETTING.

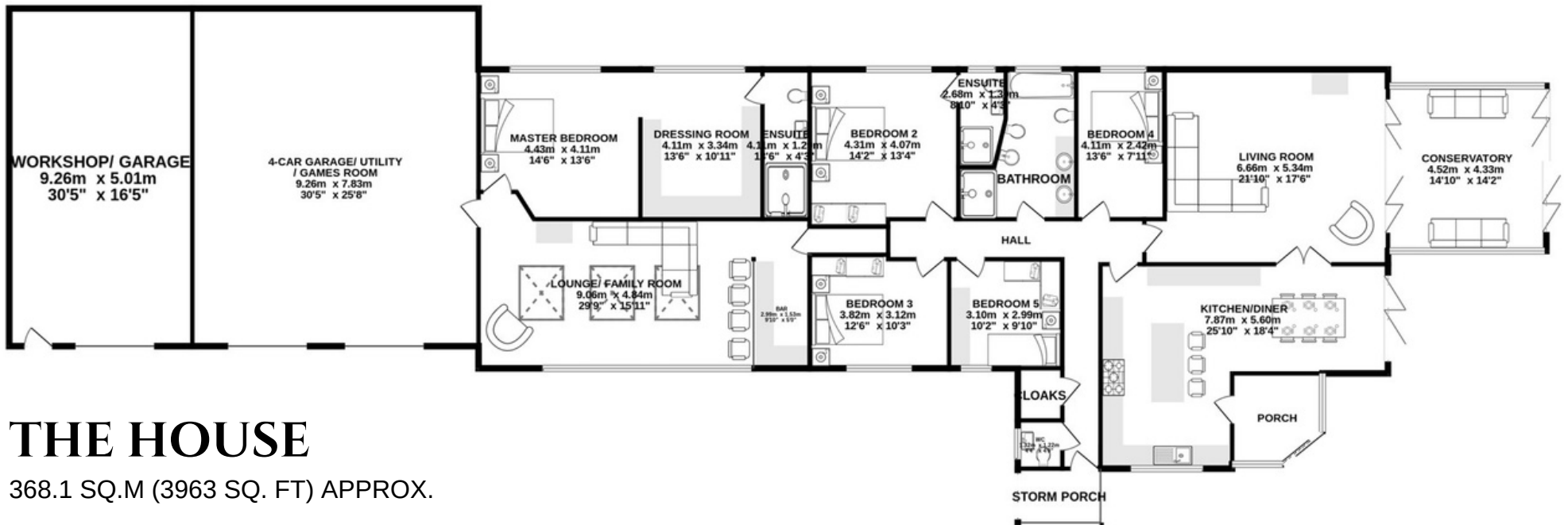




**OWNER QUOTE: WE HAVE OUR OWN  
PRIVATE ACCESS TO THE GOLF COURSE  
WHERE WE WALK OUR DOG EVERY DAY!**

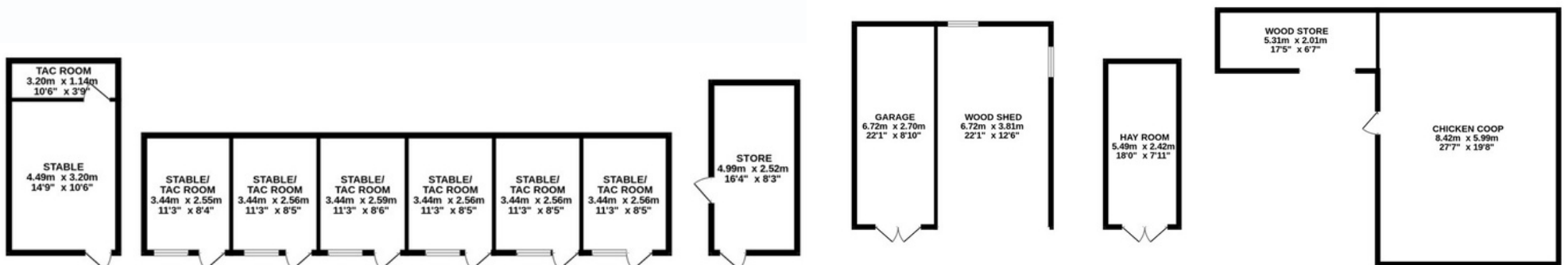






## THE HOUSE

368.1 SQ.M (3963 SQ. FT) APPROX.



## THE OUTBUILDINGS

201.7 SQ.M (2171 SQ. FT) APPROX.

FINER DETAILS:

- Fabulous Equestrian Home Set In 5+ Acres
- Spacious Extended Five Bedroom Detached Bungalow
- Surrounded By Countryside On All Sides
- Several Outbuildings Incl. 7 Stables, A Manège, Tac Rooms, Hay Store, Wood Shed & Chicken Coop
- Four Reception Rooms

- Three Bathrooms (Two Ensuite) & Guest WC
- Gated Access
- Driveway For Several Cars
- Four Car Garage Plus Workshop
- Council Tax Band: G
- EPC Rated:
- Tenure: Freehold



# FURTHER AFIELD

NATURE ENVELOPS THREE GABLES, SURROUNDED BY LUSH GREEN COUNTRYSIDE ON ALL SIDES. IT'S EFFORTLESS TO IMMERSE ONESELF IN THE TRANQUILLITY OF THIS RURAL SETTING, OCCASIONALLY OVERLOOKING THE SUPERB CONNECTIVITY THIS RESIDENCE OFFERS.

TURN LEFT ALONG THE LANE AND WITHIN A FEW MINUTES ARRIVE IN THE CENTRE OF HARWOOD – HANDY FOR A ROUND OF GOLF AT THE LOCAL GOLF CLUB OR COMPLETING THE WEEKLY SHOP AT MORRISONS. TURNING RIGHT, 10 MINUTES OF TRAVEL BY CAR DELIVERS YOU INTO BURY TOWN CENTRE, THE PERFECT PLACE TO PICK UP YOUR SHOPPING FROM ITS WORLD FAMOUS MARKET.

SECLUDED BUT NOT ISOLATED, THE PRETTY VILLAGE OF AINSWORTH IS ONLY A FIVE-MINUTE WALK AWAY, HOME TO THE DELIGHTFUL CASALINGO ITALIAN RESTAURANT AND ONE OR TWO WELCOMING COUNTRY INNS, A POST OFFICE AND A DENTIST.

COMMUTERS ARE WELL SERVED CLOSE TO GREAT TRANSPORT LINKS VIA THE M62 FROM BURY OR INTO BOLTON TO CONNECT WITH THE MAJOR MOTORWAY LINKS NORTH AND SOUTH.

EXPLORE THE COUNTRYSIDE ON FOOT, WALKING STRAIGHT OUT ONTO THE GOLF COURSE THROUGH YOUR OWN PRIVATE GATE OR ACROSS THE WAY TO LOWERCROFT RESERVOIRS, A TRIO OF BEAUTIFUL LAKES POPULAR WITH DOGWALKERS AND JOGGERS. WATCH THE LATEST MOVIE AT THE CINEMA IN BURY OR BOLTON, THERE IS AN ABUNDANCE OF SIGHTS TO SEE AND ENTERTAINMENT TO ENJOY IN THE MANY SURROUNDING TOWNS.

FAMILIES ARE WELL SERVED BY A NUMBER OF WELL-REGARDED LOCAL SCHOOLS INCLUDING CANON SLADE, TEN MINUTES AWAY IN BOLTON, BURY GRAMMAR – ALSO ONLY TEN MINUTES AWAY BY CAR, TURTON HIGH AND THE DISTINGUISHED BOLTON SCHOOL – REACHABLE IN AROUND 20 MINUTES.

THIS PROPERTY TRULY EMBODIES THE SPIRIT OF SELF-SUFFICIENCY AND RURAL LIVING, OFFERING A LIFESTYLE WHERE YOU CAN EMBRACE NATURE, CULTIVATE YOUR OWN PRODUCE, AND CREATE A HARMONIOUS HAVEN FOR BOTH ANIMALS AND HUMANS ALIKE.





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