





In the picturesque Eagley Bank Conservation Area, just 2.5 miles away from Bolton's town centre, you'll find Park Row, a charming stone-built residence set amidst a landscape of reservoirs, ancient woodlands, lush greenery, and a historic backdrop of former cotton mills.



## HERITAGE HOME

Follow the tranquil, tree-lined road bordered by its original stone walls, and you'll reach a row of terraced cottages that were initially constructed in the 1830s for the local millworkers. This picturesque row of cottages is set within a Grade 2 listed building, adding to its historical significance and architectural charm.

At the end of this charming row, you'll find No. 12, a striking home crafted from coursed and squared watershot stone. Its entrance is graced by a rounded arch, adorned with a decorative keystone, and a fanlight above. What sets this splendid residence apart are its original nine and 12-paned sash windows, lending it the quintessential charm of a countryside cottage straight from a picturesque postcard.

With allocated parking in the rear and on-street parking in the front, step inside and immediately sense the peaceful serenity that pervades this conservation area.



## LIGHT AND AIRY APPEAL

Immediately, notice the generous sense of space and airiness in this home, thanks to its lofty ceilings and open layout, which beautifully encapsulate its rich heritage. The living room is bathed in natural light, courtesy of double-height sash windows adorned with bespoke shutters that not only function practically but also serve as a distinctive feature, framing the windows when opened wide.

Enhancing the inviting ambiance of this room, a gas fireplace, nestled within a pristine white surround, exudes warmth, while underfoot, oak flooring extends a timeless charm. Cast iron radiators in a heritage style contribute to the overall atmosphere. This is a home perfectly attuned to the seasons – in winter, it invites cosy gatherings by the fire, with the oak floor and oak staircase serving as the ideal backdrop for festive decorations, creating a warm, grotto-like atmosphere. In spring and summer, the abundant windows flood the rooms with natural light, creating a bright and airy appeal.







## CLASSIC FEATURES WITH A CONTEMPORARY TWIST

Opening up to the dining room beyond, the fresh, clean, modern cottage décor offers a twist on classic sophistication. Together, yet zoned to provide pockets of privacy, flow through to the dining room, where the same double height sash box windows with custom shutters provide a sneak preview of the private garden.

The room's focal point is a multi-fuel burner that captures your attention, complemented by a Scandinavian touch with its dove grey tiling and minimalist walls. Above the dining table, a trio of pendant lights cluster together, casting a warm and ambient glow over the surroundings. Throughout, white cast iron heritage radiators maintain the balance between contemporary quality and respectful preservation of the home's character.





Light fills the open-plan space from the front window in the morning, passing through the gable wall window and eventually through the rear window in the dining room, framing different aspects of the rooms and highlighting tones within the oak flooring as the day passes.



Through the archway toward the rear of the house, the kitchen floor is graced with warming tiles, courtesy of the efficient underfloor heating system. The kitchen itself offers ample storage, featuring rich walnut-coloured cabinetry. It is thoughtfully equipped with a range of modern amenities, including an oven and a gas hob complete with an overhead extractor fan, an integrated dishwasher, and a fridge and freezer.

Under the well-placed undercabinet lighting, the white Metro tiling gleams, providing a clean and luminous backdrop. A noteworthy addition to the stainless-steel sink, nestled within an elegant Corian worktop, is the chef's tap, offering both style and practicality. From this vantage point, you can enjoy views of the delightful patio garden, which is easily accessible through the nearby rear door, seamlessly integrating indoor and outdoor living.







AND  
ON  
THE SIXTH  
DAY GOD  
CREATED  
MAN

PAUL  
HEAD CHEF

## SOAK & SLEEP

Ascend the staircase to the first-floor landing. Here, you'll discover a generously sized bathroom tastefully adorned in a rich, period shade of deep blue, complete with stylish metro tiling. This well-appointed bathroom offers a harmonious blend of features. Among which is a separate walk-in shower featuring a soothing rainfall head and a convenient handheld attachment. Additionally, the bathroom includes a spacious bathtub, perfect for indulgent and leisurely baths, all while benefiting from the gentle glow of a frosted window. Completing this elegant space is a WC and a bowl sink gracefully positioned on a wall-mounted vanity unit, providing not only functionality but also storage space for your convenience. The dark tiled flooring, equipped with underfloor heating, ensures a warm and cosy underfoot experience, making this bathroom a truly comfortable and inviting retreat.







From the bathroom, turn right into the master bedroom. Here, the room exudes character with its original pine floorboards, thoughtfully skimmed and professionally sealed. A spacious window bathes the room in natural light and features custom shutters. The high ceilings, a consistent feature throughout the house, lend an open and airy atmosphere, while the fitted wardrobes offer ample storage space.





## VERSATILE ROOMS

Gazing out over the front of the residence, you'll come across two additional spacious double bedrooms. These rooms share some common characteristics, including sizable shuttered windows that invite an abundance of natural light, high ceilings that enhance the sense of spaciousness, and the original exposed pine floorboards, which imbue the spaces with a touch of historic charm. The walls are elegantly adorned in a clean and minimalist white, creating a fresh and inviting ambiance.





Bedroom two benefits from the practicality of fitted wardrobes, providing ample storage for clothing and personal belongings.

Meanwhile, the third bedroom offers versatility and is currently configured as a multipurpose space, serving as a gym, office, or a cosy sitting room, allowing you to tailor it to your specific needs and preferences. This flexibility adds to the overall appeal and functionality of the home.

The house is also equipped with an alarm system. Additional technological amenities comprise a Hive heating system and high-speed fibre broadband, enhancing the overall functionality and convenience of the home.



## STEP OUTSIDE



Outside, accessible from the kitchen, step into the inviting ambiance of the stone-walled courtyard, where white brick provides a striking contrast. Yorkshire stone paving guides you to a hidden gem: a chic decking area that offers various seating arrangements, ideal for unwinding, napping, and basking in the abundant sunshine that graces this space from noon until the evening, tracing its path across the sky.

This area exudes tranquillity and seclusion, ensuring your privacy. Adding to the charm of this setting is a double barn-style gate, a tangible reminder of the home's rich heritage.

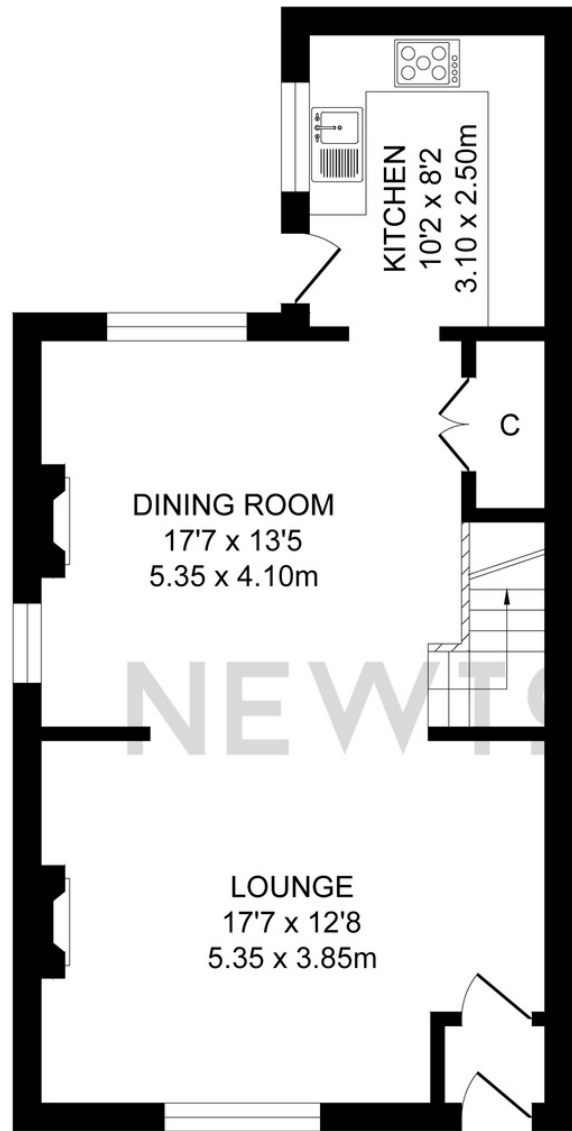
It's the perfect backdrop for hosting social gatherings, allowing you to relish balmy summer evenings while savouring the sweet melodies of birdsong with a glass of wine in hand. On weekends, start your mornings with a leisurely coffee, basking in the serenity before strolling down to Eagley Bank.

Completing this outdoor haven is a sage-painted shed, harmonising with the barn-style gate, providing ample storage for your garden furniture and essentials.

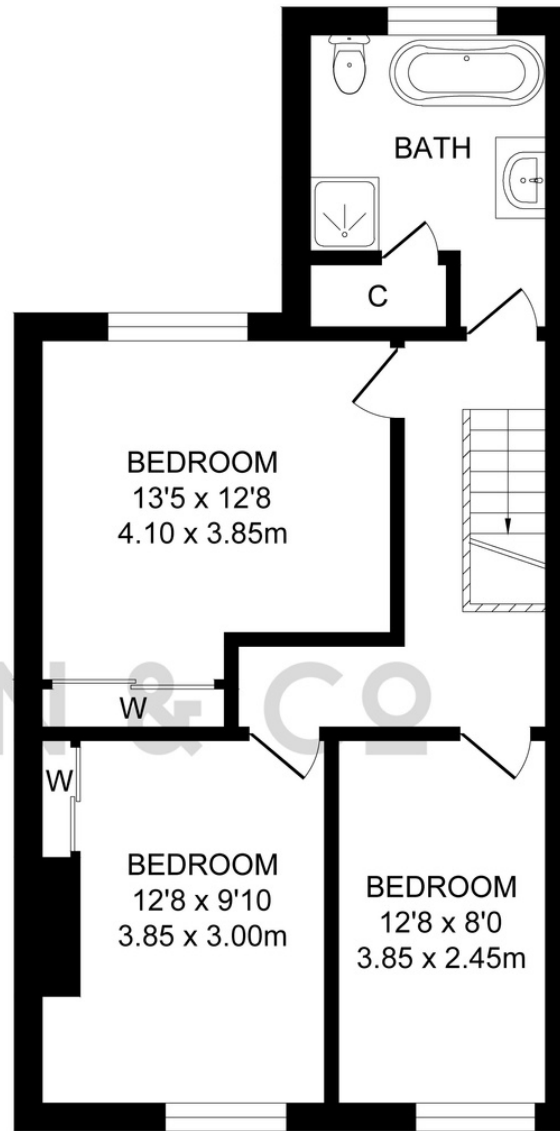








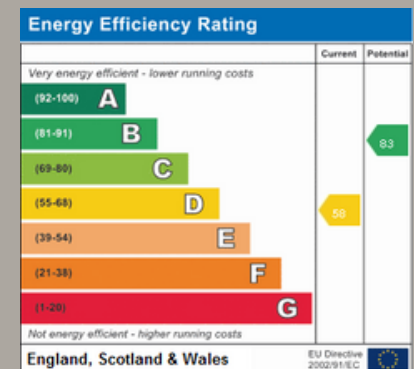
GROUND FLOOR  
APPROX. FLOOR  
AREA 51.4 SQ.M  
(553 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 51.4 SQ.M  
(553 SQ.FT.)

## FEATURES

- Grade II Listed
- Period End Stone Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Luxury Four Piece Bathroom
- Rear Enclosed South-West Facing Patio
- Rear Off Road Parking
- Double Glazed Throughout
- Sought After Location
- EPC Rated: D
- Council Tax Band: C
- Tenure: Leasehold/ 804 Years Left On Lease/ £1.50 p/a



## OUT & ABOUT



Explore the charming surroundings of Bromley Cross with leisurely strolls along Belmont and Scout Roads, and don't forget to indulge in a delicious ice cream on those sun-kissed days. Spend your Sunday afternoons watching the local Eagley and Egerton football and cricket teams, soaking in the strong sense of community that sets this neighbourhood apart.

Nestled within the boundaries of The Oaks Primary School and Eagley Nursery, No. 12 Park Row is the perfect residence for families with young children. And as your kids grow, rest assured that No. 12 is also conveniently located within the catchment areas of Canon Slade, Turton, and Smithills high schools, catering to the needs of teenagers transitioning into their educational journey.

Experience the convenience of a brief three-minute walk to the charming Eagley Green area, a perfect place for children to engage in ball games and revel in the open space. You'll also find yourself in close proximity to the scenic Smithills Country Park, offering an array of picturesque walks, as well as the well-known Smithills Farm, a beloved destination for both children and adults.

Merely a ten-minute stroll from the heart of Bromley Cross, where you'll discover a host of amenities. Savour refreshing drinks at The Slaughterhouse or savour locally brewed ales at the nearby micropub, Nook & Cranny. For a unique experience, venture into the Brewhouse, accessed through a woodland path in the conservation area. Here, you'll find a warm and inviting atmosphere on the raised terrace at the rear, perfect for soaking up the sunshine. This dog and family-friendly venue also offers delectable food options. Continue your exploration down the valley, crossing over the brook to The Retreat, a popular local establishment renowned for its outstanding pizza, sushi, and cocktails. The Spread Eagle, another delightful establishment nestled within the conservation area, is a quiet local spot known for its homestyle cooking.

If you're a commuter, kick-start your day with a morning coffee from the nearby Starbucks drive-through, located just a short five-minute drive away. Blackburn Road provides direct routes to Bolton centre and connects to St. Peter's Way, leading to the M61/M60 junction for easy access to Manchester and Liverpool. Heading north over Belmont Road leads to the M65, offering convenient links to Blackburn and Preston. Commuting is hassle-free, with Bromley Cross train station providing direct train services to Clitheroe or Manchester within a mere 30 minutes.

Within roughly ten minutes' drive, you'll find well-known stores like B&Q, Sainsbury's, Aldi, Morrisons, and the Bolton Shopping Centre. The Middlebrook Retail Park is also easily reachable within a 15-20 minute drive.

In the charming village of Egerton, explore Bakers Café, savour delicious Italian cuisine at Cibo restaurant, or unwind at the Thomas Egerton. For nature enthusiasts, Jumbles Country Park is a pleasant 20-minute walk through Bromley Cross, while Turton and Entwistle reservoirs are a quick 15-minute drive away, with the Strawbury Duck pub offering a delightful refreshment stop.



“WITH SO MUCH ON YOUR DOORSTEP, RETURN HOME TO THE COMFORT AND WARMTH OF NO. 12, PARK ROW, A LARGE, SPACIOUS STONE COTTAGE FILLED WITH LIGHT, CHARACTER, CHARM AND PERSONALITY.”

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