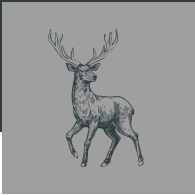




Pallet Farm
EDGORTH



Feel right at home!

PALLET FARM

Bury Road
Edgworth, BL7 0BX





Rustic whitewashed charm lies enshrouded in rural views on the cusp of Edgworth, at Pallet Farm.

Pull off the main road and along the wide driveway, parking up on the gravel courtyard before the detached garage.

Doff your coat and cap in the porch, before making your way through into the entrance hall, turning into the grand sitting room, perfectly proportioned and embellished with original features.



Issuing warmth throughout this spacious yet cosy room is a log burner, set within a carved fireplace. Carpeted in cream, buttermilk tones to the walls between the picture and chair rails adds a feeling of freshness. Above, elegant cornicing and a detailed ceiling rose adorn the ceiling. Light streams in from a duo of windows overlooking the lawn and hedging for a perfectly private scene. Where better to entertain family and friends?





Emerging from the sitting room, continue through to the inner hallway, where the staircase rises up. Ahead, sneak a peek at the lavishly sized lounge. Decorated in refreshing duck egg blue tones, recessed, arched alcoves are fitted with shelving and lighting for an added 'wow' factor. Set between the alcoves is a traditional open fireplace, tiled in white, whilst broad painted beams above are countered by carpeting underfoot. Light serenades the lounge through the deep, cottage-style window.





Opening up to the terrace beyond, the lounge extends back into a divine dining area, where internal stained-glass windows infuse the room with character and style; a nod to the home's antiquity.

Flow through into the country kitchen, where walls of white units provide plentiful storage for all your crocks, pots and culinary essentials. Prepare dinner on the many areas of worktop space before cooking up a feast in the electric double oven and upon the gas hob, inset within an inglenook. Quarry tiling underfoot accommodates outdoor lifestyles, with treacle-toned wooden beams overhead. Spacious and sociable, there is room for a large farmhouse table in the centre of the kitchen.



Returning to the inner hallway, beside the staircase, a door opens up into the embrace of the snug. Rustic, treacle tone beams line the ceiling above for an intimate feel, with built-in cabinetry to one corner and panelling to the lower walls.





Returning to the inner hall, access to the cellar is located beneath the stairs.

Take the cream, spindled staircase up to the first-floor landing.



Turn left, where a doorway opens into a spacious study, where built-in bookcases stand to either side of a fireplace. A large sash window provides ample illumination for your studies, whilst also framing views out.





Located off the study are two roomy double bedrooms, spotlit and attractive, with an elegant curve in the roofline of the ceiling.



With a shower room tucked off from the study, why not consider transforming this wing of the home into your private master suite, replete with ensuite, dressing room and sitting room?

Returning to the main landing, discover a large double bedroom, with candelabra lighting to the walls and exposed beams above. Dressed in tones of apple white, built-in wardrobes are on hand to serve your storage needs.

Soothing lavender tones dress the master bedroom, with double wardrobes set either side of the bed head and cosy carpet underfoot. Antique beams span the ceiling for character, charm and consistency of style; whilst a broad window looks out over the countryside beyond.

Finally, sneak a peek at the fifth bedroom, nestled on the opposite side of the landing, currently housing a single bed, with exposed beams overhead and a corner built-in wardrobe.





Refresh and relax in the grandly-sized family bathroom, also nestled on this side of the landing. Dressed in warm tones and with white painted panelling to the lower walls, a large bathtub comes replete with showerhead attachment, alongside a separate shower cubicle, wash basin and WC. There is also a separate WC located at the end of the landing.



Upstairs, a large attic room offers versatility of use...storage or potentially to be transformed into an artist studio or other hobby room?

Returning downstairs, step outside, and out into the established garden, where neatly trimmed planting, well-kept shrubbery and lush lawns paint the ultimate picture of country living.

Step through the gated archway to discover a hidden patio area with uninterrupted views over fields and fells beyond.





Out and about

Enjoy all the perks of country life at Pallet Farm, whilst retaining easy links to the hustle and bustle of the city; Bolton and Manchester are conveniently close by with the M65, M66 and M62 easily accessible.

Make the most of rural life and enjoy walks on the doorstep; a public right of way leads through the field to Jumbles Country Park and Reservoir. Also close by are walks around Wayoh Reservoir and Hawkshaw.

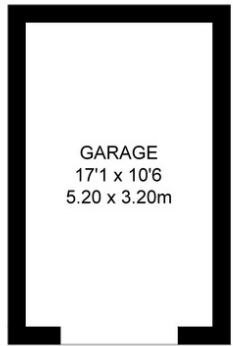
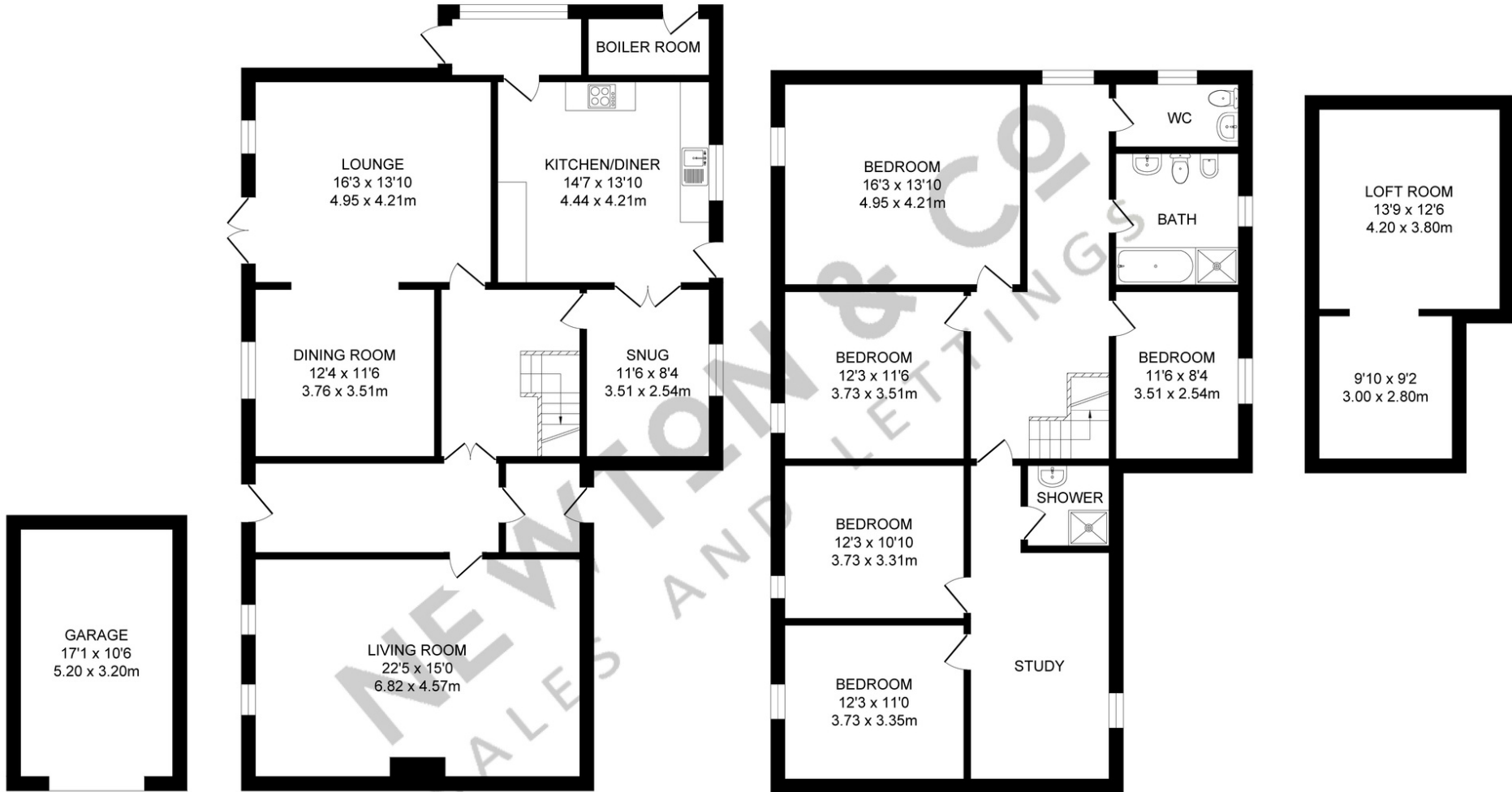
Stroll along the footpath and on into Edgworth, a 10-15-minute walk and even quicker to reach in the motor. Mooch about the shops or join the local cricket or bowls club.

Pick up your Sunday roast joint and breakfast bacon from the excellent local butchers. There is also a village convenience store and Post Office. Treat the kids to ice cream at family run artisan ice cream makers Holdens & Co; their ice cream is made using milk from the Holstein Friesian cows grazing in the local fields.

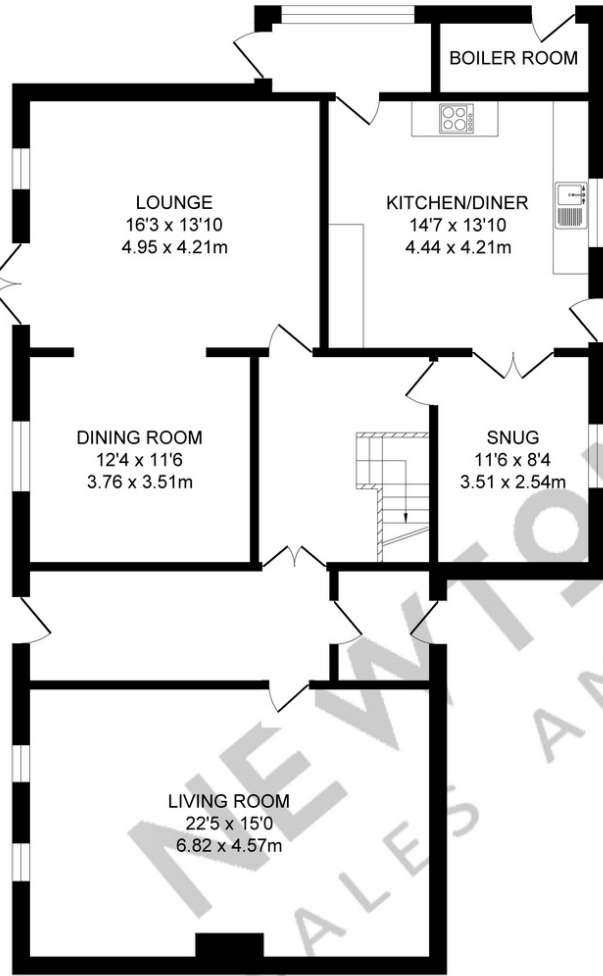
Dine out at one of the many local restaurants and quench your thirst at Strawbury Duck nestled between the Wayoh and Entwistle Reservoirs.

With five bountiful bedrooms and glorious gardens, Pallet Farm is the perfect home for families, close to a number of nearby primary schools. The lauded independent Bolton School is less than 30 minutes' drive from Edgworth.

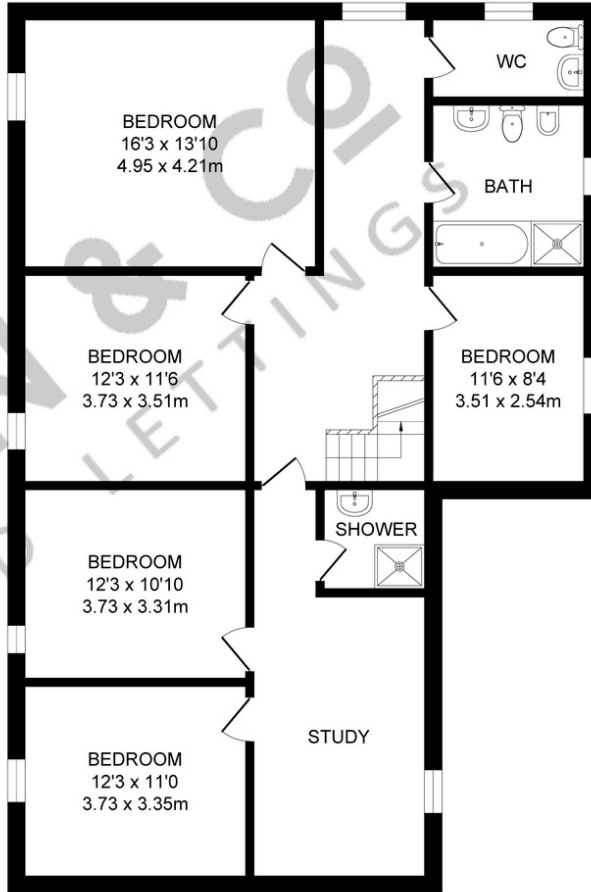




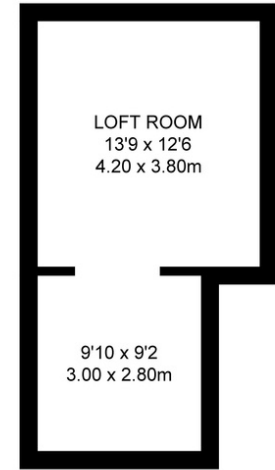
GARAGE
 APPROX. FLOOR
 AREA 16.6 SQ.M
 (179 SQ.FT.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 128.2 SQ.M
 (1380 SQ.FT.)



FIRST FLOOR
 APPROX. FLOOR
 AREA 121.0 SQ.M
 (1302 SQ.FT.)



SECOND FLOOR
 APPROX. FLOOR
 AREA 24.7 SQ.M
 (266 SQ.FT.)

TOTAL APPROX. FLOOR AREA 290.5 SQ.M. (3127 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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For families looking for a home with versatility, Pallet Farm is a home filled with character and history, offering space for your family to grow in refreshingly rural surroundings.

Book your viewing today.

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