





Within the rural setting of the Eagley Bank Conservation Area, only 2.5 miles from Bolton town centre, nestled within a landscape of reservoirs, mature woodland, rolling greenery and a backdrop of former cotton mills, discover the stone-built charm of Park Terrace.



HERITAGE HOME

At the end of Park Row, just before it intersects with Playfair Street, you will find the discreetly nestled Park Terrace. Surrounded by authentic stone walls and accessible through a wrought iron gate, this enclave leads to a series of terraced cottages, originally constructed in the 1830s for local millworkers.

Explore Little Owl Cottage at Number 2, crafted from coursed and squared watershot stone. This charming country cottage exudes a picturesque quality with its sash windows, stone lintels, and an original timber-painted door that warmly invites you inside.

With designated parking at the rear and additional on-street parking in the front, step indoors and appreciate the tranquil ambiance of the conservation area.



WELCOME HOME

Step inside and immediately feel the openness of this modernised home, where lofty ceilings and a neutral colour scheme establish the ambiance, seamlessly blending with the period elements throughout the three floors.

Infusing the living room with an abundance of natural light, a sizable sash window at the front is adorned with bespoke shutters, not only serving a functional purpose but also enhancing the home's aesthetics by framing the windows.

Contributing to the inviting atmosphere of the space, a woodburner stove nestled within a stone hearth, complemented by an oak mantel, and a distinctive blue-grey painted chimney breast, emanates warmth. Stained timber flooring extends beneath, further enhancing the home's distinctive character.







CLASSIC FEATURES WITH A CONTEMPORARY TWIST

Proceed through the archway into the dining room, where the contemporary cottage décor, characterised by its fresh and clean aesthetic, provides a modern take on timeless sophistication.

A spacious dining table takes centre stage in front of the decorative fireplace, complete with another oak mantel and a wall-mounted TV point above. Ample space is available for a sofa as well.

Expansive patio doors illuminate the room, seamlessly connecting to the patio garden, facilitating a refreshing breeze and creating an ideal setting for summer entertaining.





WINE AND DINE

Explore the modern 'Shuller' kitchen at the back, featuring stylish grey gloss cabinets and drawers arranged in a practical L-shape. The design includes contrasting grey timber worktop, splashback, and a contemporary upstand. Integrated seamlessly are a built-in Bosch oven, induction hob with a concealed extractor above, a fridge, freezer, and a dishwasher. A stainless steel sink and drainer overlook the patio garden. The colour scheme is complemented by white walls, illuminated with recessed spotlights and under-counter lighting. The installation comes with a 10-year guarantee, fitted in 2017.





BEDROOM BLISS

Explore the main bedroom at the front of the home, where a sizable window provides a picturesque view, framed by fitted shutters. One wall is graced with white brick-effect wallpaper, enhanced by subtle pink accents that beautifully highlight the opposing wall behind the bed. This charming display is further accentuated by two hanging bedside pendant lights on either side of the bed. The room offers generous space for a complete set of furniture, complemented by a convenient built-in cupboard. Adding a textured dimension, oak timber flooring completes the inviting ambiance of the space.





BATHROOM BLISS

On the opposite side of the landing, discover a modern luxury shower room featuring a wall-hung vanity sink with a grey gloss drawers and an illuminated fitted mirror above. The space is also equipped with a WC and a double shower enclosure, complete with a glazed sliding door and a rainfall shower and hand shower attachment . Grey linear tiles covering the floor and walls harmonise with the white suite, and a contemporary towel rail is conveniently available to keep towels warm.





Adjacent to the shower room, you'll discover the second double bedroom adorned in a soothing palette of soft green and white, thoughtfully chosen to coordinate with the warm oak flooring. The room is further enhanced by a built-in cupboard, featuring elegant white doors that add to the overall aesthetic appeal and provide convenient storage space.



VERSATILE ROOMS

Returning to the dining room, descend the stone steps to the basement and unveil a multipurpose space currently utilised as a third bedroom. This room features a leaded window overlooking the front elevation and is adorned in a clean, minimalist, and stylish white aesthetic, complemented by soft grey carpeting. This versatile room also serves as an ideal guest room, a secondary sitting area, a home office, a playroom, a gym, or a hobby room, offering flexibility to suit various preferences and needs. Next to it, a handy utility cupboard houses the washing machine and tumble dryer.





STEP OUTSIDE

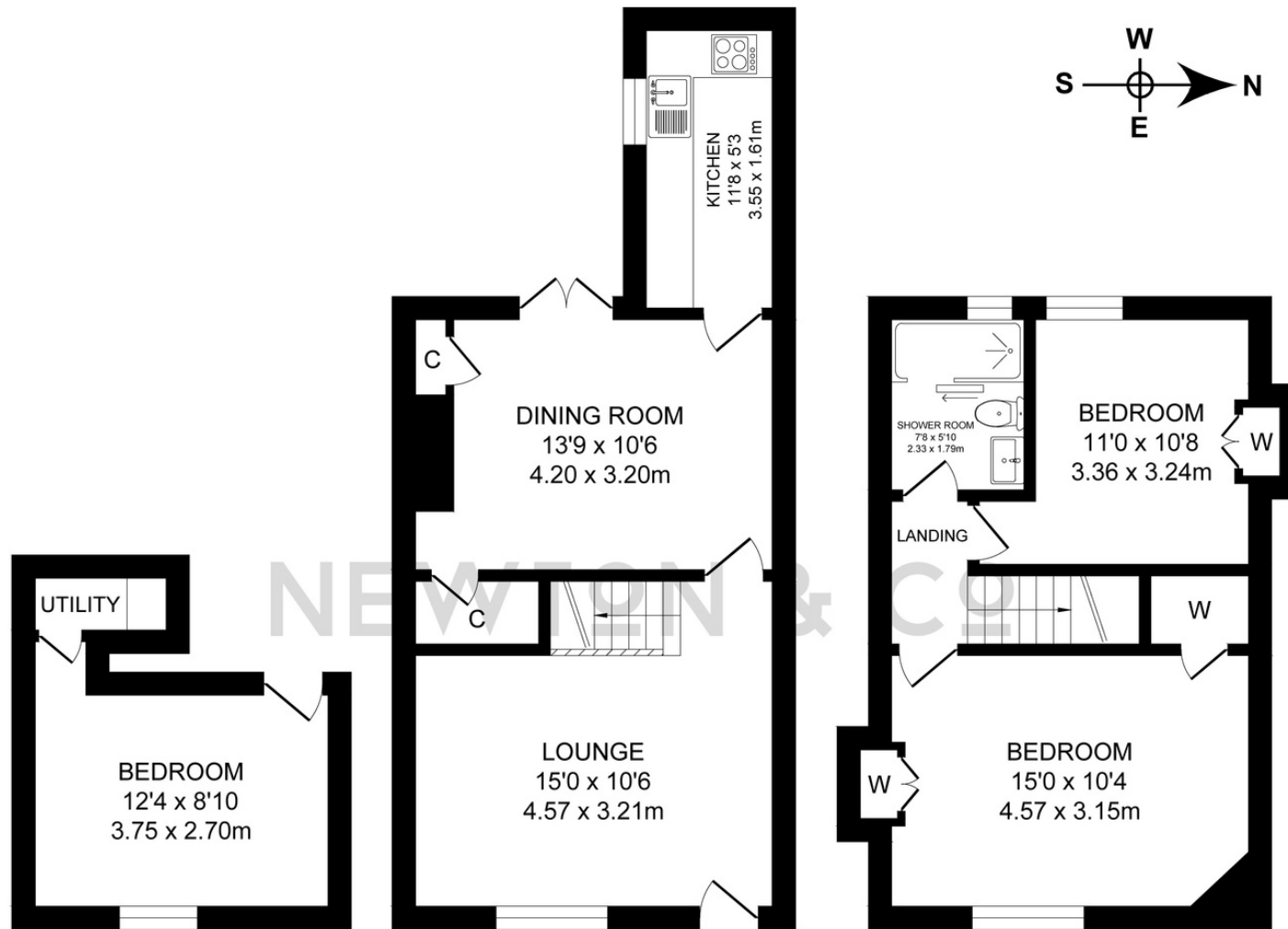


Step out from the dining room into the welcoming ambiance of the enclosed patio garden, surrounded by protective walls. The Indian stone paving on the patio creates a charming space to sit and relish the outdoors

Ideal for social gatherings, indulge in warm summer evenings, immersed in the soothing sounds of birdsong, with a glass of wine in hand. During weekends, initiate your mornings with tranquillity, sipping a coffee before a leisurely stroll down to Eagley Bank.

A gate at the garden's rear leads to the designated parking area, ensuring convenient access for your vehicle.





FEATURES

- Period Mid Stone Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen Fitted in 2017 With 10 Year Guarantee
- Contemporary Luxury Shower Room
- Front Decked Patio & Rear Enclosed Patio
- Parking To Rear
- Double Glazed Throughout
- Sought After Location
- EPC Rated: C
- Council Tax Band: C
- Tenure: Freehold

BASEMENT
APPROX. FLOOR
AREA 11.7 SQ.M
(126 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 40.2 SQ.M
(433 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 34.7 SQ.M
(374 SQ.FT.)

TOTAL APPROX. FLOOR AREA 86.6 SQ.M. (933 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 all measurements are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OUT & ABOUT



Take a stroll around Bromley Cross, discovering delightful walks along Belmont and Scout Roads, calling in for ice cream on route on sunny days. While away a Sunday afternoon watching the local Eagley and Egerton football and cricket teams and support the community vibes which serve to distinguish this locale.

Nestled within the catchment area for The Oaks Primary School and Eagley Nursey, Little Owl Cottage is ideal for those with younger children, whilst for teenagers, it is also within the catchment area for Canon Slade, Turton and Smithills high schools.

Enjoy a three-minute walk to the Eagley Green area, where children can play ball games and enjoy the open space. You are also close to Smithills Country Park with its myriad walks and the renowned and Smithills Farm, another popular spot for children and adults alike.

Only a ten-minute walk from the centre of Bromley Cross and all its amenities, enjoy drinks at The Slaughterhouse and sample the ale at local micropub Nook & Cranny, or meet the locals at The Flag and The Railway. Call in at the Brewhouse, accessed by a woodland walk through the conservation area for a warm and cosy ambience on the raised terrace at the rear, and soak up the sunshine; a dog and family friendly venue serving up fantastic food. Walk down the valley and over the brook to The Retreat, a super local establishment serving up some of the best pizza, sushi and cocktails in town. The Spread Eagle is also nestled within the conservation area, a quiet local serving up home cooking.

For those commuting, grab your morning coffee from the Starbucks drive-through, only five minutes away, on route to work; Blackburn Road delivers you straight into Bolton centre or onto St. Peter's Way, which joins the M61/M60 junction into Manchester and Liverpool. Meanwhile, heading north over Belmont Road will take you to the M65 and its convenient links to Blackburn and Preston. Commuting is effortless, with direct train links from Bromley Cross train station into Clitheroe or Manchester within 30 minutes.

B&Q, Sainsbury's, Aldi, Morrisons and Bolton Shopping centre are all close by, within roughly ten minutes' drive, whilst Middlebrook Retail Park is 15-20 minutes' drive away.

Further into Egerton discover Bakers café, Cibo Italian restaurant along with the Thomas Egerton and Cross Guns pubs. Jumbles Country Park is a 20-minute walk away through Bromley Cross whilst Turton and Entwistle reservoirs are only a 15-minute drive away, with refreshment awaiting at gastropub the Strawberry Duck pub.



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