



**MA**  
THE MARL  
**MA**





Nestled between the reservoirs of Entwistle and Wayoh and surrounded by fields and countryside, discover The Marl, a lovingly designed home bursting with warmth and character, tucked away at the end of Overshores Road, Turton.

A private lane delivers you into the heart of the landscape, and to the gravel driveway of this rural haven, where estate fencing preserves the uninterrupted views of garden and countryside beyond.

Once home to an 1800s cottage, The Marl, a handsome home designed to maximise the stunning views out over the fields and reservoirs, stands on this same plot, built in 2011 to offer a balance of traditional living for a modern era.

Ample parking is available on the driveway, before making your way indoors, via the oak portico entrance and traditional-style front door.

## RURAL, BUT NOT REMOTE

ESCAPE THE HUSTLE AND BUSTLE AT THE MARL, A HOME WHERE TRADITIONAL DESIGN AND COMMUNAL OPEN PLAN LIVING COMBINE. OVERLOOKING THE RESERVOIRS OF ENTWISTLE AND WAYOH, AND JUST MOMENTS' WALK FROM THE TRAIN STATION, THE MARL IS A COUNTRYSIDE OASIS WITH CONNECTIONS TO THE WIDER WORLD.









## TRADITIONAL HOME, FOR MODERN LIVING

Light streams into the broad and bright entrance hallway, through windows to either side of the front door. Underfoot, marble tiles gleam, amplifying the sense of light and space. Connecting to all the downstairs rooms, the entrance hall is a destination in itself, and also offers access to an understairs storage area.

On hand for guests, a beautifully finished shower room can be found ahead from the front door, tiled in marble and furnished with walk-in shower, wall mounted wash basin and WC.







## LIGHT-FILLED LIVING

Carpeted in cream, a traditional parlour style sitting room awaits on the right, awash with light courtesy of large windows to either side of the imposing stone fireplace, within which an impactful Chesney's log-burning stove fills the room with warmth and welcome.

French doors invite further light in, opening to provide instant access out to the garden. A highlight of The Marl, you needn't leave the comfort of your seat to soak up the stunning views out over the fields and water.





Double doors open up to the left of the entrance hall, where formal feasting can be enjoyed in the traditional dining room, a spacious room with a peaceful ambience, overlooking the drive via a bay window. Warmth emanates from the corner fireplace, furnished with a Stovax log burner.







Also opening up on the left from the entrance hall is a second family sitting room, with a cosy corner stone fireplace housing an inset log burner, filling the room with cosy warmth. Marble tiling flows underfoot, making this the perfect family room, practical too for pets.

With four, fantastically sized reception rooms available at The Marl, there is great flexibility to redefine the rooms to suit your own needs, substituting sitting or dining room for play room, cinema room or snug.







Ahead from the entrance hall and to the right, feast your eyes on the impressive Stuart Fraser Siematic kitchen. A host of integrated appliances include four Neff ovens (microwave, steam and two conventional), Neff dishwasher, Samsung American-style fridge-freezer and an induction hob within the central island breakfast bar, which also features an undermounted sink with Quooker instant boiling tap

Cleverly designed to wrap around the kitchen, the dining and lounge areas of this sociable and open plan family kitchen flow off from the central island, which also features breakfast bar seating, retaining a connection between the chef and the rest of the household.

Overflowing with light and with incredible views out over the countryside, reservoirs and distant hills, big bifolding doors to three sides retain that constant connection to the outdoors.

## FEAST YOUR EYES

*OWNER QUOTE: "I wanted the indoors to connect with the outdoors; you don't need to stand at the window to feel you are in the countryside."*







Accessed from both the kitchen and main sitting room, step out beneath the shelter of the covered patio and savour the views whilst dining alfresco.

Tucked off the kitchen, discover the handy utility, with further storage and plumbing for washer and dryer. There is direct access out to the garden from the utility room.





Marble flooring is practical and elegant underfoot, whilst the inset log-burning stove, with built-in log storage beneath, infuses the room with heat from the lounge area. The ultimate entertaining space, speakers connect to the Bose surround sound (connections are also available in the master bedroom and dining room) making this the perfect party room on special occasions.

FAMILY TIME











On the left, make your way to bedroom three, the first of five, spacious, king-size bedrooms. Warm tones dress the walls in this welcoming room, with ample space for wardrobes and fantastic views down over the Entwistle reservoir. Guests can freshen up in their own private ensuite, where a band of glossy red tiling continues the warm motif from the bedroom. Furnished with a large, walk-in shower, with waterfall head and handheld attachment, there is also a wash basin and WC.

## BEDTIME BECKONS

Ascend the carpeted stairs, with oak handrail, to the first-floor landing, a large, light-flooded space with access out to a glass fronted balcony, providing sunset vistas out over Entwistle reservoir.







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Dressed in peaceful duck egg tones, bedroom four is infused with light from a large window looking out over the fields and valley towards Edgworth. Peaceful and serene, with ample space for wardrobes, wake up to glorious sunrises.







Sneak a peek at bedroom five, with space for a double bed, this versatile bedroom, currently serving as a study, could be used as a nursery, with verdant views across the valley to the south.

Sumptuously sized, bedroom two is dressed in a feature wall of forest green and has ample space for a king size bed alongside freestanding wardrobes and drawers. Relaxation awaits in the ensuite, served by corner shower unit, WC, wash basin and bath.











## SOAK AND SLEEP

Rejuvenate your senses in the large family bathroom, where a freestanding Whirlpool jacuzzi bath, with retractable showerhead attachment, invites you to soak away your aches and relax. Warm your towel on the chrome heated towel radiator and spritz your way into a new day beneath the rainfall spray of the separate walk-in shower, also featuring handheld showerhead attachment. There is also a wash basin and WC.











Sanctuary awaits in the master suite, a celebration of space, sunlight and serenity. Windows and French doors invite light in from two aspects, framing views out over both the Entwistle and Wayoh reservoirs, and opening to a balcony.

Overhead, the high ceiling, with lights recessed within the plasterwork, adds a reverent feel, spacious and airy, whilst cleverly positioned half walls lend structure to the space, creating a dressing room area and providing the perfect place for the king-size bed.

Wake up to views out over the valley to the Wayoh reservoir ahead, whilst to the right, look down through a window onto the Entwistle reservoir.

Freshen up in the private ensuite, with its own sauna, double jacuzzi bath, wash basin, separate shower and WC.





# COCOONED IN COUNTRYSIDE



Outside, the low maintenance lawns and Indian stone paved patios blend seamlessly with the surrounding countryside, separated by estate fencing, providing privacy whilst retaining the unbroken vistas that define life at The Marl.

Perfect for entertaining, safe and secure for children, this is a home in constant connection with the outdoors.

Along the gable side of the home runs a slated canopy, providing shelter and shade from the sun and retaining year-round use of the garden come rain or shine. Enjoy a glass of wine, a gin and tonic, or a lemonade whilst watching the sun travel around the home before setting at the front over the Entwistle reservoir.



*OWNER QUOTE: "It's very private, you feel when you're looking out as though you are master of all you survey - the views are endless."*







## NEAR AND FAR

Step out of the front door and discover the tracks and trails that take you into the heart of the countryside.

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Rural, yet not remote, you can lock the front door and wheel your suitcase just a few minutes along the lane and catch a train to Manchester Airport within the hour, before travelling on to any destination.

Stroll the shores of nearby reservoirs of Turton, Entwistle and Wayoh, explore the local woodland and treat yourself to tasty refreshment at Holdens Ice Cream Parlour after first quenching your thirst at The Strawbury Duck.

Explore the friendly village of Edgworth, where amenities include a local butchers, hairdressers and beauticians. You can pick up your essentials at the local newsagents and pick up a sandwich and coffee at the café. There is also a Post Office.

A spacious home, perfect for families, those with children can choose from a range of nearby schools including Edgworth Primary School and Turton Secondary School, with the renowned independent Bolton School also within commuter reach.

Edgworth itself is a lively community, with events held regularly at the Barlow Institute and village hall. Alongside a number of pubs there is also a popular cricket club.

An easily maintained home built to a distinguishably high standard, The Marl is a versatile home with so much to offer. With ample bedrooms and reception rooms for a young family, it would also suit those downsizing and in search of seclusion and solitude whilst still feeling connected.

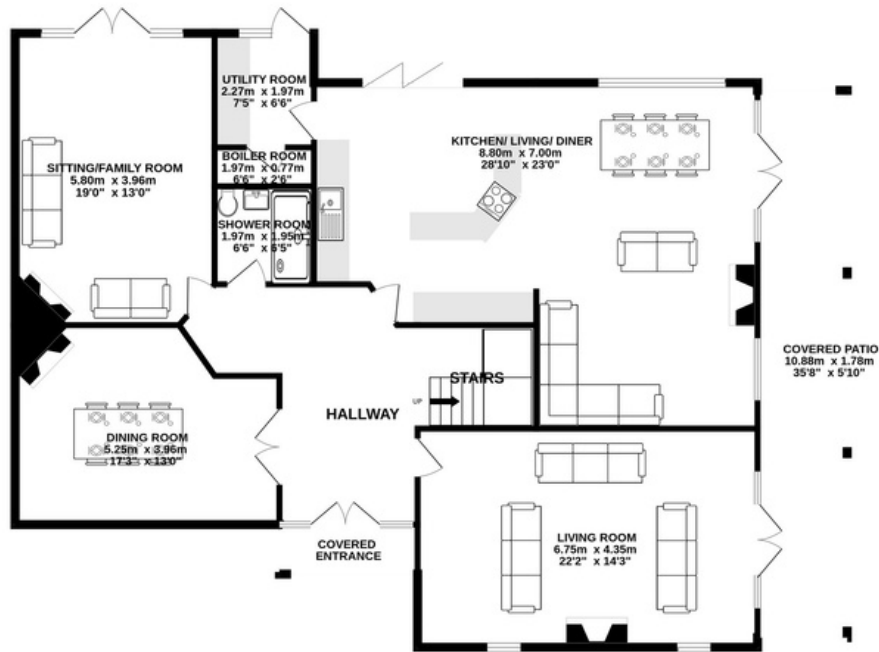
### OWNER QUOTE:

*“There’s a sense of inner peace I always have when I’m here.”*

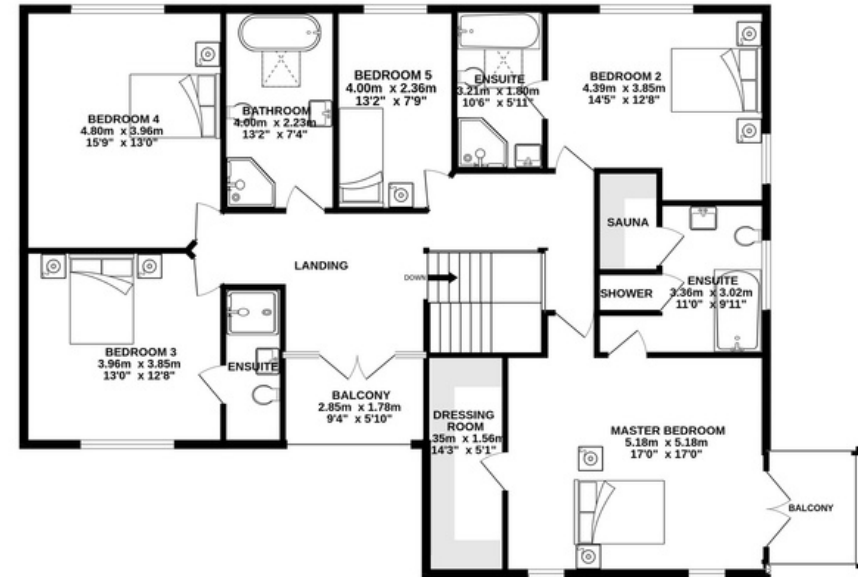




**GROUND FLOOR**  
170.8 sq.m. (1838 sq.ft.) approx.



**1ST FLOOR**  
148.8 sq.m. (1601 sq.ft.) approx.



**TOTAL FLOOR AREA : 319.6 sq.m. (3440 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Modern Luxury Detached Family Home
- Situated in a Prestigious Setting
- Uninterrupted Views Of Both Wayoh & Enstwistle
- Exceptionally Spacious Interior Layout
- Sleek Kitchen/Living/Diner Featuring Island Units, Bi-Folding Doors & Woodburner Stove
- Five Spacious Double Bedrooms
- Five Bathrooms (Four Of Which Ensuite)
- Main Bedroom with Lavish Ensuite, including Sauna and Dressing Room
- Wrap Around Garden Surrounded By Rural Countryside
- Ample Driveway Parking for Several Cars
- Walking Distance To Entwistle Train Station
- Tenure: Freehold
- EPC Rated: C
- Council Tax: C





72 OVERSHORES  
ROAD

A HOME THAT WRAPS ITSELF AROUND YOU, EMBRACE THE ELEMENTS AND DISCOVER THE PEACE AND TRANQUILITY OF THE MARL, A TRADITIONAL HOME DELIVERING MODERN LIVING, THAT ENCOURAGES YOU TO SLOW DOWN AND BE PRESENT IN THE MOMENT. LEAVE THE WIDER WORLD BEHIND (IT'S ONLY A TRAIN RIDE AWAY) AND EMBRACE THE NOW, AT THE MARL.

**NEWTON & CO**

T: 01204 329975

E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)

[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)

NEWTON & CO: 237A DARWEN RD, BOLTON, BL7 9BS

