

# The Old Vicarage

TURTON, BL7

# THE OLD VICARAGE

Discover the epitome of country-home living as you venture through the quaint village of Chapelton, meandering along a serene, leafy lane, until you reach the exclusive entrance of The Old Vicarage.

Embrace the tranquil ambiance befitting of a residence bearing such a prestigious title. Proceed along the elegantly paved gated driveway, and be greeted by the discreet charm of this hidden gem, nestled amidst 1 acre of lush, mature trees and meticulously landscaped gardens.

Park your vehicle upon the vast, sweeping driveway, facing the double garage, and feel the sense of arrival wash over you. Welcome home to this haven of serenity and modern elegance.

Greens Arms Road  
Turton  
BL7 0NB





# WELCOME HOME



Welcome to your new home, where echoes of heritage and timeless elegance beckon. As you step inside, the luxury heated flooring gleams, reflecting the gentle light streaming through the glazed inner door. The entrance hall extends a warm and inviting embrace, with a white painted staircase gracefully ascending to the right, adorned with exposed and ornate spindles, inviting the natural light to dance. It perfectly complements the creamy walls adorned with new bespoke panelled accents and tall white skirtings. The combination exudes a sense of splendour and echoes the cherished tradition of this home.

To your right, a convenient cloakroom awaits behind a glazed door ready to house your coats and shoes, allowing you to embark on a journey of exploration within this impressive abode.

But that's not all; there's more to discover. A delightful surprise awaits beneath the staircase - a secret bookcase leading to the cellar, adding a touch of mystery and intrigue to this already enchanting space.



# LUXURY LIVING

Step into the lounge through the partially glazed door on the left, and instantly, you'll feel embraced by a serene flow of natural light streaming in from multiple windows around the room. The space exudes a sense of peace, warmth, and luxurious spaciousness. Soft neutral décor harmonizes with the luxury oak flooring, while the cornicing and new wall panel mouldings, add a touch of elegance.

To the left of the room stands a smooth marble surround, cradling a cast iron fireplace atop a granite hearth, offering the perfect spot to cosy up during cold winter nights.

The lounge boasts an abundance of space, allowing you to accommodate two comfortable seating areas, making it a magnificent entertaining area and a delightful conversation piece for friends and visitors.

Every aspect of this home has been expertly interior designed and maintained, resulting in an immaculate finish.







Continuing with the motif of neutral décor, cream-toned, drapes and Roman blinds grace the high windows, inviting in soft rays of light. The window seat offers an inviting perch to bask in the breath-taking views both inside and outside The Old Vicarage.

Through a set of French doors, a tranquil patio beckons, overlooking a grassy clearing embraced by trees, with an enchanting path leading to the side garden.

Whether you choose to relax with the curtains drawn, enjoying the cosy ambiance in front of a crackling fire during winter, or throw open the doors to the sunlit patio, clinking ice cubes as you savour a refreshing drink in the summer, this lavish lounge offers a sanctuary for every season.







# FEAST YOUR EYES

Welcome to a masterpiece of kitchen design, meticulously crafted by the renowned Harrogate Homes in May 2022.

This luxury kitchen is a symphony of elegance and functionality, featuring large sliding doors that open up to reveal the breath-taking garden view, seamlessly merging indoor and outdoor living.

Step through the black metal Crittal doors into this culinary haven and admire the integrated Fisher & Paykel dishwasher drawers and built-in pantry offering both efficiency and style. The kitchen exudes opulence with its solid granite tops, providing a luxurious and durable surface for all your culinary endeavours.

Convenience and innovation take centre stage with a sophisticated food dispenser, making meal preparation a breeze. Adjacent to the stunning granite countertops, a dedicated bar area awaits, complete with an ice machine, bar fridge, and wine fridge, making entertaining a joyous affair.

The heart of this kitchen beats with top-of-the-range ovens and hob, ensuring precision cooking and exceptional culinary experiences. Enhancing functionality, the 'Quooker' Tap, offers instant boiling water on demand, making cooking and hot beverage preparation swift and effortless.









A solid wood dining table is thoughtfully built into the island, creating a seamless dining experience and a welcoming gathering spot for friends and family. As you revel in the kitchen's ambiance, a premium speaker system concealed in the ceiling and linked to the hallway and living room ensures a harmonious atmosphere, allowing you to enjoy your favourite tunes while cooking or entertaining.

This kitchen design embodies luxury, practicality, and sophistication, combining the finest materials and high-tech appliances.

The snug seating area boasts the same luxury flooring, providing a seamless transition from one space to another. Grey slatted panelling lines the walls, adding a touch of contemporary charm and creating a cosy ambiance.

Built-in wall lights matching the kitchen's design add both functionality and aesthetic appeal.

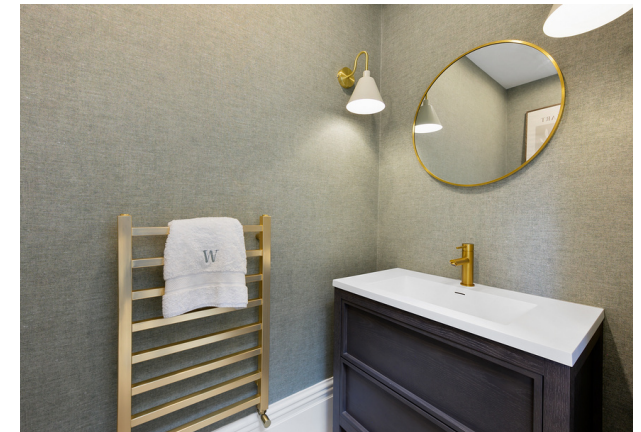


As you settle into the snug seating area, up-lights within the picture rail height panelling cast a soft glow, accentuating the room's charm and offering an inviting atmosphere for relaxation and contemplation.

# UTILITY OASIS

Next door, the utility room echoes the kitchen's opulence with the same handcrafted finishes. Here, you'll find a built-in microwave, a utility sink, nestled in the exquisite granite worktop, and plumbing for a washing machine and tumble dryer below. With ample counter space and storage, this room ensures a seamless workflow, keeping everything neat and organised.

As you step into the side entrance lobby, you'll be greeted by a seamless transition from the outdoors to the indoors. This practical addition allows you to easily enter and exit the utility room with ease, especially when carrying groceries or household items. Adjacent to the side entrance lobby, a luxurious WC beckons, exuding sophistication with premium fixtures and finishes.





Elegance and grandeur gracefully converge in the formal dining room, currently serving as a charming playroom, situated just off the utility room and hallway. Deep white skirtings exquisitely complement the creamy walls, enhanced by a traditional dado rail. Above, darker cream tones ascend to meet the beautiful cornicing, exuding an air of timeless beauty.

Tall windows, offer picturesque views of the landscaped gardens, providing the perfect vantage point to eagerly await dinner guests arriving through the tree-lined entrance.

A splendid cast iron fireplace takes centre stage within its white painted surround, adding a touch of majesty to the room's high ceilings and ornate architraves. From here, a door conveniently leads to the utility area, ensuring seamless access for daily tasks.

As you return to the hallway, ascend the wide and welcoming staircase, emerging onto the first floor.



# EFFORTLESS ELEGANCE

Journey across the landing, where a grand surprise awaits in the form of an enormous master bedroom.

Sunlight filters through the large window, painting a serene picture of trees and lush greenery. Bask in the tranquil view as you prepare for the day.

Stylish and understated built-in wardrobe and drawers offer ample storage, while the soft taupe carpet, white wall panelling and classic deep blue décor create a peaceful ambiance.

The adjoining luxury en-suite is a sanctuary of sophistication and refined taste boasting a back-to-wall WC with a sleek fitted mirror above, ensuring both style and practicality. The double shower invites you to indulge in luxurious relaxation, while the vanity sink, adorned with black drawers and a gleaming granite top, adds an elegant touch of opulence. Completing the impeccable design, hexagonal white mosaic tiling adds a delightful texture, elevating the en-suite to a true work of art.







Back on the landing, the next room on the right is a splendid double bedroom, blessed with an abundance of natural light streaming through the windows that look out over the front garden. This room boasts contemporary fitted wardrobes, beautifully blending heritage with modern convenience.

The timeless charm of tall ceilings, soft pink and grey wall finishes and dado picture mouldings pays homage to the home's heritage.

Adjacent to this room is a modestly-sized yet dreamy single bedroom currently utilised as a dressing room featuring elegant mirrored wardrobes and a storage cupboard. From the windows, feast your eyes on the verdant views of the picturesque gardens below, adding to the delight and tranquillity of this delightful space.

Peek into the fourth bedroom at the end of the landing, where another generously-sized double room awaits. Creamy wall finishes set the stage, exuding a sense of warmth and serenity, while a rich dark blue hue graces the area above the picture rail near the ceiling, adding a touch of depth and sophistication to this elegant space.

Serving the bedrooms, a sumptuously-sized family bathroom awaits. An ornamental cast-iron fireplace graces one side, serving as an attractive focal point and a centrally located vanity unit cleverly partitions a second area, where you'll find the WC, bidet, and a walk-in shower, accompanied by two generously-sized built-in storage cupboards.







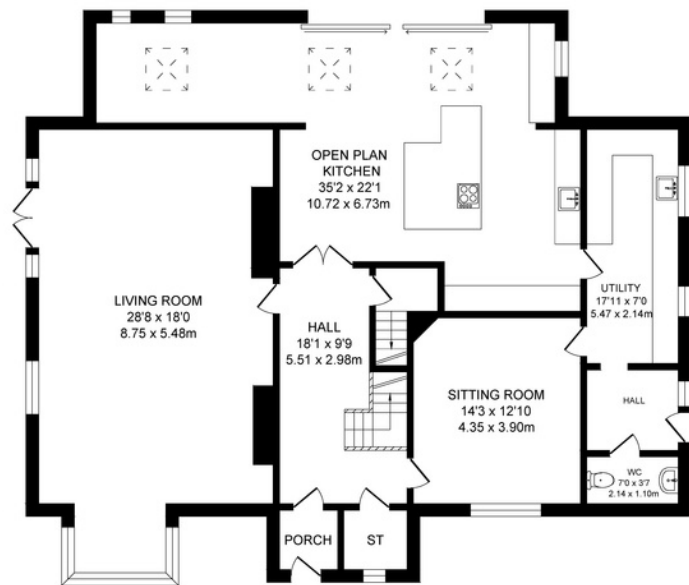
Ascend the newly panelled staircase to the second floor, where three more bountiful bedrooms beckon. Two equally-sized high-ceilinged bedrooms mirror one another, both offering impressive views of The Old Vicarage's sprawling gardens.

Ideal for families, no disputes over "who gets the biggest room" here!

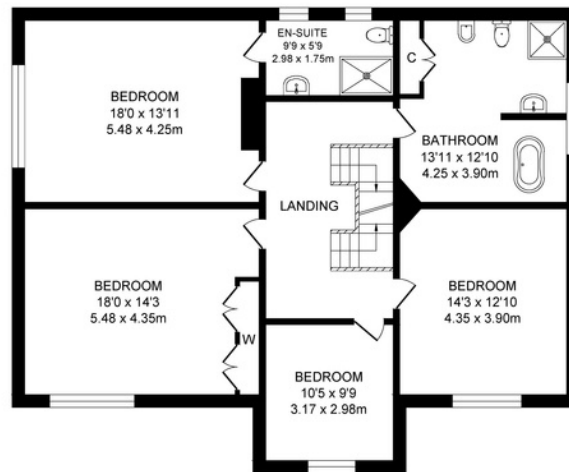
With so much space at your disposal, consider creating your own luxury master suite on the penthouse floor. Envision an en-suite bathroom and dressing room, offering total privacy in the heavens of The Old Vicarage.

The third bedroom on this floor is neutrally decorated with pale carpet adding to the refreshing ambiance. Two built-in wardrobes rise to the crisp white ceiling, offering generous storage and ensuring a peaceful and private guest experience, with stunning views of the side garden through the window.

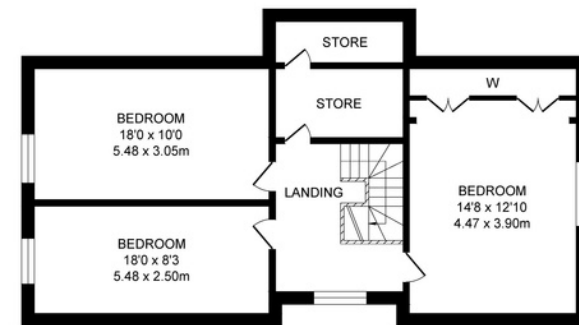




GROUND FLOOR  
APPROX. FLOOR  
AREA 165.4 SQ.M  
(1780 SQ.FT.)



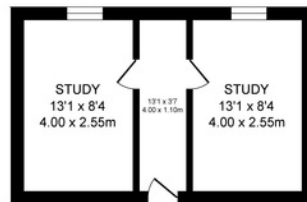
FIRST FLOOR  
APPROX. FLOOR  
AREA 115.3 SQ.M  
(1241 SQ.FT.)



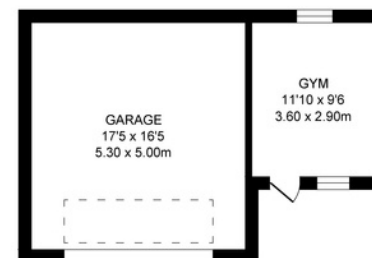
SECOND FLOOR  
APPROX. FLOOR  
AREA 73.8 SQ.M  
(794 SQ.FT.)

TOTAL APPROX. FLOOR AREA 461.2 SQ.M. (4965 SQ.FT.)

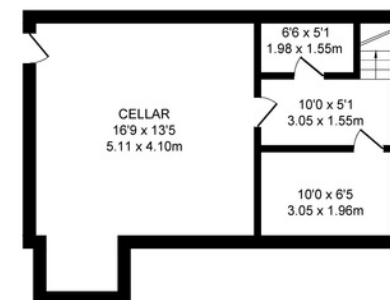
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



OUTBUILDING  
APPROX. FLOOR  
AREA 26.0 SQ.M  
(280 SQ.FT.)



OUTBUILDING  
APPROX. FLOOR  
AREA 37.4 SQ.M  
(403 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 43.3 SQ.M  
(467 SQ.FT.)

## FEATURES:

- Newly Renovated Luxury Detached Family Home
- Beautifully Finished Interior Designed Rooms
- Seven Good Sized Bedrooms
- Two Large Reception Rooms Ideal For Entertaining
- Spacious Luxury Kitchen/ Diner/ Snug With Separate Utility Room
- Two Bathrooms (One Ensuite) Plus Downstairs WC
- One Acre Of Private Gardens Surrounding The Home
- Gated Driveway For Several Cars
- Double Garage & Air Conditioned Gym
- Separate Garden Room With Two Fitted Offices
- Council Tax Band: H
- Tenure: Freehold





# MORE TO EXPLORE

Looking to work from home? A serene garden office is nestled to the side, designed to perfection. As you step inside, you'll find a harmonious balance of work and relaxation, with two equally sized offices on either side of the entrance lobby, each uniquely tailored to "his" and "hers."

The bespoke designed built-in cupboards and desks adorn each office, providing ample storage and creating an organised workspace. Above, a vaulted ceiling with a Velux window allows natural light to cascade in. Looking out from the rear window, a picturesque countryside view unfolds.

Situated next to the double garage, a sleek and modern gym is finished with black walls, exuding a sense of power and focus. The mirrored wall adds both functionality and an illusion of space with LED lighting above and below. Air conditioning and inbuilt speaker systems allows you to immerse yourself in your favourite workout playlists, podcasts, or motivational tracks.

The entire house has been thoughtfully Cat6 cabled, ensuring internet and connectivity are available throughout, even in the most challenging corners of old houses.





# A WORLD OF WONDERS



The grounds surrounding The Old Vicarage offer a captivating blend of formal elegance and hidden charm, beckoning you to explore and indulge in nature's delights. Every corner reveals a new surprise, with numerous seating areas thoughtfully scattered throughout.

As you sink into a comfortable chair with afternoon tea, the lavishly sized lawn becomes a playground for the little ones, creating the perfect setting for garden parties.

or even weddings. Venture further down to discover a charming play area covered with soft bark, offering endless hours of fun and excitement for the children.

Meander through the ornamental borders, finding solace on a bench nestled in front of a sheltering stone wall. The summer house invites you to savor afternoon tea while the tree-lined pathways lead you to discover more.

Beyond the expansive sliding door of the kitchen lies a charming patio, a gateway to multiple seating areas where you can bask in the warm sunshine, all against the backdrop of open fields.

Exquisite planting adorns the borders, painting the landscape with vibrant colors. From the delicate twisted hazel to the majestic mature trees, nature thrives in full splendor around The Old Vicarage.









## OUT & ABOUT

Chapelton, with its medieval origins, paints a picturesque scene adorned with quaint stone-fronted cottages reminiscent of its Victorian heritage. At the village centre stands the Grade II-listed St Anne's church, a testament to its historical roots.

Nestled at the heart of a landscape surrounded by reservoirs, The Old Vicarage enjoys an enviable location for nature enthusiasts and outdoor lovers.

Nearby Wayoh and Entwistle Reservoirs beckon, offering delightful walks along the reservoir banks,

where your furry friend can join on a lead. Enjoy a leisurely picnic amidst the woodland or savor a moment of relaxation with coffee and cake at the nearby Turton Tower café.

Edgworth, a neighbouring village, offers a variety of amenities at your fingertips. Local shops, medical facilities including doctors' and dental practices, a post office, hairdressers, and nurseries are all conveniently close. memories and unforgettable moments.

Primary schools such as Turton Edgworth C of E

Methodist Primary School and Eagley Junior School are within easy reach.

Commuting from The Old Vicarage is a breeze, with excellent road links connecting to nearby towns and cities such as Bolton, Bury, Blackburn, and beyond.

For those seeking the tranquillity and charm of village life in a secluded haven, The Old Vicarage is the perfect long-term home. Meticulously maintained inside and out, it invites you to start a new chapter.

# The Old Vicarage

GREENS ARMS ROAD  
TURTON, BOLTON  
BL7 0NB

For an individual and unique, stylishly finished and spacious home with room for all the family to grow, The Old Vicarage offers luxury living for all age groups. Book your viewing today.

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