



OLD HALL CLOUGH

LOSTOCK, BL6

WITH ITS PRIVATE PLOT, PLEASANT SURROUNDING GREENERY AND PRESTIGIOUS POSITION ALONG CHORLEY NEW ROAD, NO. 7, OLD CLOUGH HALL IS A HOME WITH ALL THE BENEFITS OF A RURAL SETTING, WITH NONE OF THE ISOLATION.



PULL UP ALONG THE BROAD, GOLDEN GRAVEL DRIVEWAY, SECURELY SET WITHIN A LAYER OF SOAKAWAY CRATING FOR DRAINAGE AND FLANKED BY MATURE, COLOURFUL BORDERS AND MANICURED LAWNS. AHEAD, A DOUBLE GARAGE PROVIDES PARKING AND STORAGE, ITS TUDORESQUE GABLE SETTING THE SCENE FOR THE GRAND, WELCOMING HOME THAT AWAITS BEYOND.

MAKE YOUR WAY INDOORS, THROUGH THE BESPOKE STORM DOOR, GLAZED AND FLANKED BY LEADED SIDE LIGHTS, DRAWING LIGHT THROUGH TO THE ENTRANCE HALL FOR A WARM AND INVITING WELCOME HOME.





OWNER QUOTE: "It feels very welcoming, the grandkids love being here, it's a proper home."



NEWLY DECORATED AND DRESSED IN WARMLY TONED ORIENTAL DESIGN LUXURY WALLPAPER, THE ENTRANCE HALL EXUDES A STYLISHLY CALMING EMBRACE. REAL WOOD EFFECT CERAMIC TILES ARE PRACTICAL AND ROBUST, WARMED THROUGH BY UNDERFLOOR HEATING WHICH RUNS THROUGHOUT THE MAINSTAY OF THE GROUND FLOOR. INSET SPOTLIGHTING CASTS GLOW ON THE CONTEMPORARY SPINDLED STAIRS, ASCENDING TO THE FIRST FLOOR, WITH STORAGE CUPBOARD BENEATH.

STASH YOUR COAT IN THE BUILT-IN STORAGE CABINET WITH HANGING RAILS AND SHELVING FOR SHOES IN THE CHIC CLOAKROOM, LOCATED THROUGH THE SOLID OAK DOOR ON THE RIGHT.

FURNISHED WITH A ROYAL DOULTON WASH BASIN, SET WITHIN A GLAZED WORKTOP BEFORE METALLIC MOSAIC TILES, WITH VANITY UNIT STORAGE BENEATH. A LARGE MIRROR REFLECTS LIGHT, WHILE VENETIAN BLINDS DRESS THE SIDE WINDOW WITH PRIVACY.





AHEAD AND LEFT FROM THE ENTRANCE HALL, GLAZED OAK DOUBLE DOORS OPEN INTO THE SUMPTUOUS SITTING ROOM. STYLED IN AN ELEGANT, SOPHISTICATED FASHION, CREAM CARPET EXTENDS UNDERFOOT FOR AN INVITING, CALMING MOOD, WHILST THE CHANDELIER LIGHTING ABOVE ADDS A TOUCH OF UNDERSTATED OPULENCE FOR A FORMAL FEEL.

ENCAPSULATING THE HEARTWARMING AMBIENCE OF A TRADITIONAL LOUNGE, THE LOG-BURNING STOVE INFUSES THE ROOM WITH TOASTY CHEER, PERFECT FOR SNUGLING UP ON ONE OF THREE SOFAS AND IN FRONT OF A CHRISTMAS MOVIE.

BEYOND THE BAY WINDOW, BASK IN BLISSFUL VIEWS OF THE LARGE, LANDSCAPED GARDEN, BRIMMING WITH LUSH FOLIAGE THROUGHOUT THE SUMMER MONTHS.







FLOW THROUGH A SET OF GLAZED DOUBLE DOORS INTO THE TRUE HUB OF THE HOME; THE MODERN DINING-KITCHEN EXTENSION.

THE EPITOME OF A CONTEMPORARY FAMILY CULINARY SPACE, THIS CAPACIOUSLY SIZED, SLEEKLY STYLED KITCHEN HAS IT ALL.



CENTRALLY SET, A LARGE ISLAND FEATURES FIVE STOOLS TO ONE END, IDEAL FOR GATHERING WHEN THE GRANDCHILDREN COME OVER FOR DINNER. SET TO ANOTHER END OF THE ISLAND, A PAIR OF STOOLS FORMS THE BAR AREA, THE PERFECT PLACE FOR CONVIVIAL CHATTER OVER A GLASS OF CHILLED WINE, POURED DIRECTLY FROM THE HANDY WINE COOLER, BENEATH THE AMBIENT GLOW OF INDUSTRIAL STYLE PENDANT LIGHTING. GLASS SHELVING NEXT TO THE BAR PROVIDES ALL THE CRYSTAL WARE YOU REQUIRE.

A WALL OF SLEEK, FLOOR TO CEILING CABINETRY PROVIDES A PLETHORA OF STORAGE FOR ALL YOUR ESSENTIALS, WHILST ALSO HOUSING AN ARRAY OF FITTED MIELE APPLIANCES INCLUDING A FRIDGE, FREEZER AND TRIO OF OVENS INCLUDING TWO CONVENTIONAL OVENS, MICROWAVE OVEN AND PLATE WARMER.



IF I DIDN'T HAVE
YOU AS A MUM,
I'D CHOOSE YOU
AS A FRIEND





INSET WITHIN THE CENTRAL ISLAND, WITHIN THE CORIAN WORKTOPS, DISCOVER AN INDUCTION HOB, 1.5 STAINLESS STEEL SINK AND AN INSTANT BOILING QUOOKER TAP. TWO DISHWASHERS ARE SET TO EITHER SIDE OF THE SINK



OWNER QUOTE: "WE PRACTICALLY LIVE IN HERE, I LOVE THE SPACE. IT'S A VERY PRACTICAL KITCHEN."



FOR CELEBRATIONS AND FORMAL OCCASIONS, AN EXTENDABLE DINING TABLE IS SET BEFORE THE BIFOLDING DOORS, ALLOWING THE PARTY TO SPILL OUTSIDE ONTO THE PATIO FOR ALFRESCO FEASTING AND BARBECUES IN THE SUMMER MONTHS.

WITH SPACE FOR SOFAS AND ARMCHAIRS, SNUGGLE DOWN AFTER DINNER BENEATH THE OPULENT GLOW OF THE CRYSTAL CHANDELIER. INSET WITHIN THE WALL, A DRU LOG-EFFECT, LIVING FLAME, GLASS ENCASED FIRE ADDS AN INTIMATE CHALET FEEL, BENEATH THE VAULTED CEILING, REPLETE WITH AUTOMATIC SENSOR VELUX WINDOWS. ABOVE THE FIREPLACE, A RECESSED MEDIA ALCOVE PROVIDES SPACE FOR A LARGE TELEVISION AND SPEAKERS.







SLIP THROUGH TO THE SUBSTANTIALLY SIZED UTILITY ROOM, EFFECTIVELY A SUPPLEMENTARY KITCHEN, FITTED WITH A SELECTION OF SOLID WOOD CABINETS AND FEATURING AN INTEGRATED SIEMENS OVEN AND STEAM OVEN. ALSO ACCOMMODATING A LARGE WINE RACK, BELFAST SINK AND PLUMBING FOR WASHING MACHINE AND DRYER, STEP EASILY OUT TO THE REAR GARDEN TO AIR THE FRESHLY LAUNDERED CLOTHES.

BACK IN THE HALLWAY. STEP THROUGH TO THE PEACEFUL STUDY, WHERE A SEATED BAY WINDOW DRAWS LIGHT IN ALONGSIDE VERDANT VIEWS OF THE FRONT GARDEN. WATCH FOR POST WHILST WORKING FROM HOME, QUIETLY TUCKED AWAY FROM THE MAIN ENTERTAINING SPACES OF THE HOME. AN ELEGANT LIGHT FITTING ADDS CHARACTER AND ILLUMINATION.

FORMERLY A PLAYROOM, NEXT DOOR TO THE CLOAKROOM, DOUBLE DOORS OPEN TO REVEAL A SECOND STUDY, SHOWCASING THIS HOME'S TRUE VERSATILITY AND POTENTIAL TO EVOLVE WITH THE OWNER'S LIFESTYLE.





FRENCH DOORS OPEN UP ONTO A GRAVELLED PATIO AREA OUTSIDE, CREATING AN IMMEDIATE CONNECTION WITH THE LUSH GREEN GARDEN BEYOND. OUT IN THE GARDEN A SUMPTUOUS SUMMER HOUSE ALSO PROVIDES AN ALTERNATIVE OPTION FOR THOSE WORKING FROM HOME. ONCE A CHILDREN'S PLAYHOUSE, IDEAL FOR SLEEPOVERS, IT IS NOW A HOME GYM AND YOGA STUDIO. A TRULY ADAPTABLE HOME TO SUIT ALL WALKS OF LIFE AND PROVIDING PLENTY OF SCOPE FOR HOME WORKING SITUATIONS.



RETURNING TO THE ENTRANCE HALL, ASCEND THE SPINDLED STAIRCASE, BATHED IN LIGHT COURTESY OF A LIGHT TUNNEL ABOVE, TO THE LANDING. ORIENTAL SHIMMERING GOLD WALLPAPER EVOKES A BOUTIQUE HOTEL FEEL, SETTING THE MOOD FOR SLUMBER.



TURNING RIGHT, DISCOVER THE LAURA ASHLEY BEDROOM, DRESSED IN SOOTHING DUCK EGG TONES AND OVERLOOKING THE FRONT GARDEN AND ITS FOLIAGE THROUGH A DUO OF WINDOWS. SERENELY STYLED, WITH AMPLE SPACE FOR A WARDROBE AND DOUBLE BED, THIS IS THE ULTIMATE GUEST BEDROOM.



NEXT DOOR, REFRESH AND REVIVE IN THE LAUFEN FITTED BATHROOM, WHERE A CONTEMPORARY BATHTUB PROVIDES A SOOTHING SPOT IN WHICH TO SOAK AWAY YOUR CARES. TURN ON THE CENTRAL WATERFALL TAP AND SINK INTO LUXURY; A RETRACTABLE SHOWER ATTACHMENT IS IDEAL FOR WASHING HAIR. SURROUNDED BY BUBBLES, CATCH UP ON YOUR FAVOURITE SHOWS ON THE INTEGRATED TV. BATHROOM BLISS.





NESTLED BESIDE THE BATHROOM IS A SUNNY TWIN BEDROOM, ECLECTICALLY DECORATED IN MUTED GREY AND BUTTERCUP TONES.

A SPACIOUS SECOND BEDROOM EMBODIES A BROODING FEEL, DECORATED DEEP TONES AND WITH VIEWS OUT OVER THE FRONT GARDEN. ALONGSIDE FEATURE DÉCOR, BUILT-IN WARDROBES MATCH THE FREESTANDING BEDSIDE UNITS.

STEP THROUGH INTO THE MONOCHROMATICALLY STYLED ENSUITE, FEATURING SHOWER, WASH BASIN AND WC ALONGSIDE A CHROME HEATED TOWEL RADIATOR. GRANITE CERAMIC TILED FLOORING UNDERFOOT COMPLEMENTS THE TILING TO THE WALLS FOR A STYLISH FINISH.





SEEK SANCTUARY IN THE MASTER BEDROOM, PEACEFULLY SET TO THE REAR WITH WINDOWS FRAMING VERDANT VIEWS OF THE GARDEN. ELEGANTLY DRESSED IN STRIPED, PASTEL WALLPAPER, THIS CALMING RETREAT EMBODIES A CLASSIC FEEL. A STRIKING CRYSTAL CHANDELIER, A MOTIF SEEN IN ROOMS THROUGHOUT THE HOME, CREATES A LUXURY FINISH. STORAGE IS IN PLENTIFUL SUPPLY WITH TWO WALLS OF BUILT-IN WARDROBES TO HAND.

STEP BENEATH THE ARCHED ALCOVE TO FRESHEN UP IN THE ENSUITE. START THE DAY WITH AN INVIGORATING SPRITZ BENEATH THE RAINFALL SHOWER IN THE WET-ROOM STYLE WALK-IN GLASS ENCLOSURE.

FULLY TILED, EMERGE FROM THE SHOWER ONTO THE WARMTH OF UNDERFLOOR HEATING AND PLUCK A FLUFFY TOWEL FROM THE CHROME HEATED RADIATOR. A WASH BASIN, LED MIRROR AND WC ALSO FEATURE.







RETURNING DOWNSTAIRS, STEP OUTSIDE FROM THE FAMILY KITCHEN, WHERE THE BIFOLDING DOORS OPEN TO REVEAL AN ENTERTAINING HAVEN. LANDSCAPED INTO TWO LEVELS, THE PATIO AREA FEATURES PAVING AND NEAT AREAS OF GRAVEL FOR AN AESTHETICALLY CAPTIVATING APPEAL.

OWNER QUOTE: "WE WANTED THERE TO BE PLENTY OF SPACE FOR FURNITURE, WHICH IS WHY WE DESIGNED A LARGE PATIO AREA."

GRAVELLED AREAS HOST A COLLECTION OF DESERT STYLE PLANTING AND GRASSES, WHILST MATURE TREES PROVIDE PRIVACY AND SCREENING TO THE BOUNDARY.

LAWN AREAS TO THE FRONT AND REAR ARE THE IDEAL PLAYGROUND FOR CHILDREN TO KICK A BALL AND RUN AROUND.



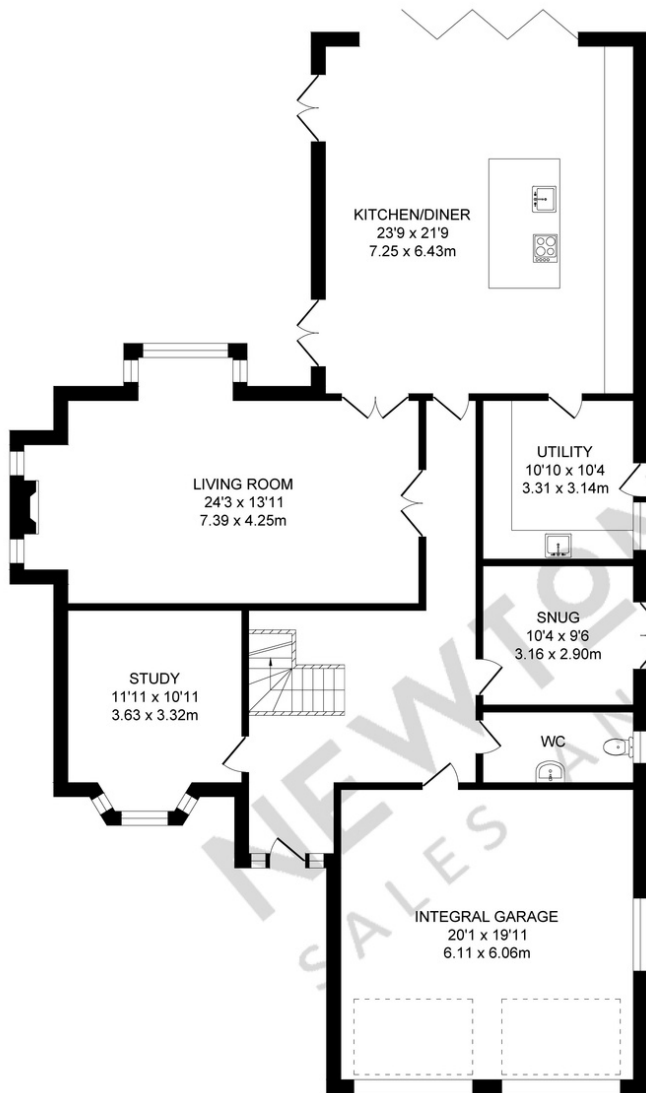
RELAX WITH A GLASS OF FIZZ IN THE SUNKEN HOT TUB, INSET IN DECKING TO THE SIDE OF THE PATIO, ACCESSED ALONG A GRAVEL PATHWAY AND PRIVATELY TUCKED BACK BEHIND A SCREEN OF TREES.

FITTED WITH POWER AND LIGHTS, THE DETACHED TIMBER SUMMERHOUSE PROVIDES ANOTHER VERSATILE ROOM. PERFECT AS AN OUTDOOR OFFICE, OR GARDEN BAR, IT CURRENTLY SERVES AS A YOGA STUDIO, LINED WITH MIRRORS.

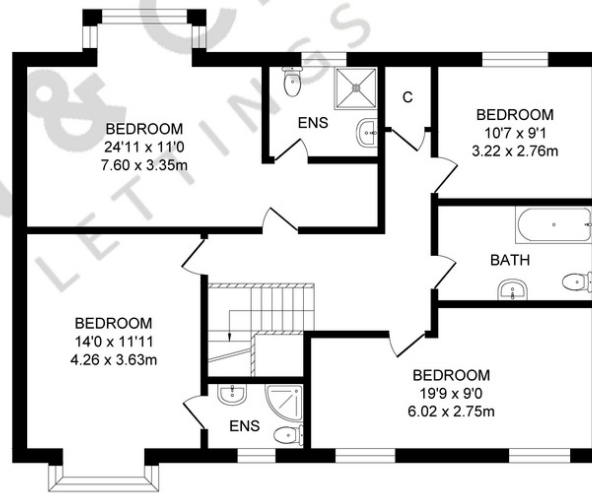


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GROUND FLOOR
APPROX. FLOOR
AREA 187.7 SQ.M
(2020 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 97.0 SQ.M
(1044 SQ.FT.)

TOTAL APPROX. FLOOR AREA 284.7 SQ.M. (3064 SQ.FT.)

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

OUT AND ABOUT

SURROUNDED BY GREENERY, STEP OUT OF THE FRONT DOOR AND TURN LEFT TO AMBLE THROUGH WOODLAND TO HIGH RID RESERVOIR, IDEAL FOR DOG OWNERS LOOKING FOR AN EVERYDAY WALK ON THEIR DOORSTEP.

OWNER QUOTE: "YOU CAN WALK FOR AGES UP TOWARDS RIVINGTON."

WORK UP AN APPETITE WITH A WALK TO THE RETREAT, FANNY'S (THE VICTORIA INN) OR LUCIANO'S. THE MIDDLEBROOK RETAIL PARK IS ONLY A SHORT DRIVE AWAY AND IS WELL STOCKED WITH A VARIETY OF SHOPS, CINEMAS AND EATERIES.

COMMUTE INTO THE CITY WITH EASE, ONLY A 10 TO 15 MINUTE WALK FROM LOSTOCK STATION AND ITS RAIL LINKS TO BOLTON AND MANCHESTER. NO. 7, OLD CLOUGH HALL IS ALSO ONLY A SHORT DISTANCE FROM LOCAL GOLF AND TENNIS CLUBS.

FAMILIES ARE IN PRIZED POSITION, WITHIN EASY REACH OF THE HIGHLY ACCLAIMED BOLTON SCHOOL AND CLEVELANDS PREPARATORY SCHOOL.

WITH AMPLE SPACE FOR CHILDREN TO GROW, NO. 7 OLD CLOUGH HALL IS TRULY A WARM AND WELCOMING FAMILY HOME AT HEART, STYLISHLY FINISHED AND FURNISHED WITH ALL THE DESIGNER ELEMENTS TO MAKE GROWN UP LIFE EQUALLY AS FUN.

BOOK YOUR VIEWING TODAY.



OLD HALL CLOUGH

LOSTOCK, BL6 4LB

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