

DAVENPORT MEWS

ARTHUR LANE



PERFECT PRIVACY

SHIELDED FROM VIEW BY A TALL BEECH HEDGE, DAVENPORT MEWS IS SET BACK FROM THE MAIN ROAD BEHIND AROUND THREE QUARTERS OF AN ACRE OF Paddock.

SECLUDED, YET NOT ISOLATED, THE NEARBY HUBS OF HARWOOD AND BURY ARE EASILY ACCESSED ALONG THE MAIN THOROUGHFARE, YET ONCE BEHIND THE LEAFY SHELTER OF THE BEECH HEDGING AND Paddock, DAVENPORT MEWS FEELS A MILLION MILES AWAY FROM CIVILISATION.

FORMERLY STABLES, PLANNING PERMISSION WAS GRANTED IN THE 1980S TO CONVERT THE

BUILDING TO RESIDENTIAL USE, WITH WORK COMPLETED IN 1989.

PULL THROUGH THE SECURE ELECTRIC GATES AND ONTO THE DRIVEWAY, WHERE THERE IS COMFORTABLE PARKING FOR FIVE CARS ALONGSIDE A GARAGE, CURRENTLY USED FOR STORAGE AND FORMERLY USED AS AN ART STUDIO.





A HOME WITH FLOW

A HOME WITH EXCEPTIONAL FLOW, THE UNIQUE DESIGN OF THIS HOME MAKES IT IDEAL FOR GROWING FAMILIES, AFFORDING RESIDENTS PRIVACY AND SANCTUARY IN AMONGST SOCIABLE SPACES IN WHICH TO GATHER.

STEPPING INTO THE ENTRANCE PORCH, TILED FLOORING EXTENDS UNDERFOOT, EMANATING WARMTH FROM THE UNDERFLOOR HEATING WHICH RUNS THROUGHOUT THE ENTIRE HOME. AHEAD, A FEATURE WALL OF GLASS BRICKS PROVIDES PRIVACY AND LIGHT TO THE STUDY BEYOND; REPLETE WITH FITTED FURNITURE THIS IS AN IDEAL OFFICE FOR THOSE WORKING FROM HOME. IT IS ALSO SERVED BY ITS OWN PRIVATE ACCESS OUT TO THE PATIO.







HEART OF THE HOME

FROM THE ENTRANCE PORCH, FLOW THROUGH TO THE DINING ROOM AHEAD, THE HEART OF THE HOME. A SOCIABLE SPACE, LIGHT AND BRIGHT COURTESY OF WHITE WALLS AND SPOTLIGHTING, DOORS LEAD OFF TO THE DIFFERENT ROOMS, MAKING THIS THE ENTERTAINING CENTRE OF THE HOME. ABOVE, THE GALLERY LANDING CREATES A LIGHT AND AIRY FEEL. SPEAKERS FEATURE IN EVERY ROOM, ANOTHER COMPELLING TOUCH.





WINE AND DINE

SLEEKLY STYLED FOR MODERN FAMILY LIFE, CONVENIENTLY SET OFF TO THE LEFT OF THE DINING ROOM IS THE RECENTLY INSTALLED KITCHEN. COATED IN KARNDLEAN FLOORING UNDERFOOT AND WITH SPOTLIGHTING ABOVE, PENDANT LIGHTING IS FITTED ABOVE THE CENTRAL ISLAND WHICH IS INSET WITH AN UNDERMOUNTED SINK AND WHICH CURVES INTO A SOCIABLE BREAKFAST BAR, PERFECT FOR ENTERTAINING. HANDLELESS WHITE CABINETRY ABOVE AND BENEATH THE WHITE GRANITE WORKTOPS HOUSES A PROFUSION OF STORAGE FOR ALL YOUR CULINARY ESSENTIALS. BUILT-IN APPLIANCES INCLUDE A COFFEE MACHINE, TWO OVENS, INDUCTION HOB WITH EXTRACTOR HOOD, NEFF MICROWAVE, FRIDGE, FREEZER AND DISHWASHER.







A CAPACIOUS SPACE, TWO SETS OF FRENCH DOORS OPEN OUT ONTO THE PATIO BEYOND, WHERE AN ELECTRIC AWNING EXTENDS OUT PROVIDING THE PERFECT CANOPY COVER, IN UNPREDICTABLE WEATHER, FOR PARTIES AND SOCIAL GATHERINGS IN THE GARDEN. SOAK UP THE SUN THROUGHOUT THE DAY ON THE PATIO, ENJOYING A GLASS OF WINE AND THE COMPANY OF FAMILY AND FRIENDS.



FAMILY LIVING

RETURNING TO THE DINING ROOM, TURN LEFT INTO A LARGE, FORMAL LOUNGE, WHERE DOUBLE DOORS CREATE THE ULTIMATE FLOW, CONNECTING THE ROOM WITH THE PATIO OUTSIDE AND WITH THE KITCHEN. A SLATE TONED FEATURE WALL HOUSES A FITTED TELEVISION ABOVE A BROAD GLASS FIREPLACE WITH REAL FLAME ELECTRIC FIRE FOR GLOW-FILLED EVENINGS OF WARMTH AND CHEER.





ANNEX-TRA SPACE

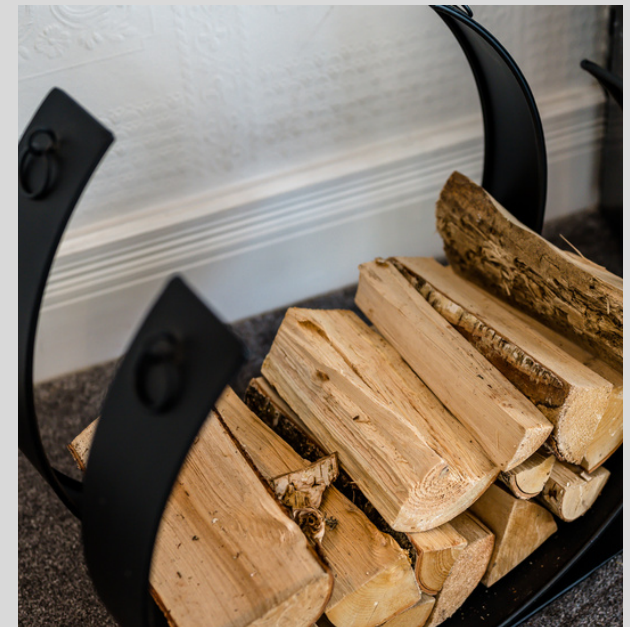
CARPETED AND COSY, STAIRS LEAD UP FROM HERE TO A BEDROOM AND ENSUITE, MAKING IT AN IDEAL MEDIA ROOM OR PLAYROOM FOR A TEENAGER CRAVING THEIR OWN TASTE OF INDEPENDENCE. SERVED BY ITS OWN ENSUITE WITH CORNER BATH AND FEATURING SHOWER, WASH BASIN, WC AND LADDER HEATED TOWEL RAIL, THIS BEDROOM COMES WITH FITTED FURNITURE AND IS A PEACEFUL AND PRIVATE SANCTUARY, SEQUESTERED FROM THE REST OF THE HOME. HE STAIRS TO THE GALLERIED LANDING, TURNING LEFT TO DISCOVER THE MASTER SUITE.





FAMILY LIVING

DOWNSTAIRS, RETURNING TO THE DINING ROOM, DIRECTLY OPPOSITE THE PORCH ENTRANCE DISCOVER A CONVENIENT CLOAKROOM WITH WASH BASIN AND WC, WHILST ACROSS FROM THE KITCHEN-DINER LIES A SECOND LOUNGE. CARPETED IN GREY, WITH MINIMAL WHITE WALLS, LIGHT RADIATES IN THROUGH TWO BROAD WINDOWS, WHILST A FEATURE WALL OF TEXTURED SLATE STANDS BEHIND THE POWERFUL MULTI-FUEL STOVE, EMANATING COSY WARMTH THROUGHOUT THE ROOM.





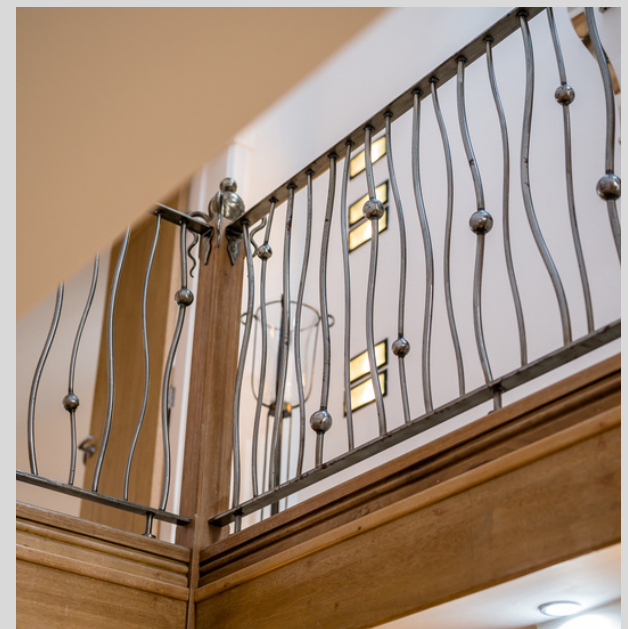
A REAR HALLWAY OFF THE DINING ROOM PROVIDES ACCESS TO A UTILITY ROOM AND OUT TO THE BACK GARDEN, WITH ANOTHER DOOR OPENING TO A GUEST BEDROOM, WITH ACCESS TO A BATHROOM, TILED AND FEATURING A SHOWER, WASH BASIN AND WC.





BED, BATH & BEYOND

TAKING THE STAIRS UP FROM THE DINING ROOM, ADMIRE THE BESPOKE, HANDMADE METALWORK OF THE BALUSTRADES, A FEATURE OF THE MEZZANINE LANDING, BEFORE SNEAKING A PEEK AT THE BEDROOM ON THE RIGHT.



DOUBLE DOORS SET WITHIN ORNATELY CARVED ARCHITRAVES OPEN TO A LARGE DOUBLE BEDROOM, CARPETED IN PLUSH GREY AND SWIMMING IN LIGHT COURTESY OF A LARGE WINDOW AND AN OVERHEAD VELUX. PEEP THROUGH TO THE SUBSTANTIAL WALK-IN WARDROBE. SET WITHIN THE SLOPING ROOFLINE OF THE HOUSE THIS BEDROOM ALSO HAS ITS OWN SPACIOUS ENSUITE, FURNISHED WITH SHOWER, WASH BASIN AND WC.

RETURNING ALONG THE LANDING, SNEAK A PEEK AT BEDROOM FIVE, A COSY ROOM SET BENEATH THE SLOPE OF THE ROOFLINE, REPLETE WITH CLEVERLY FITTED WARDROBES, DRAWERS AND SHELVING. DOWNLIGHTING PROVIDES A CONTEMPORARY STYLE OF BEDSIDE LIGHTING BENEATH THE VELUX WINDOW, IN A ROOM IDEAL FOR GRANDCHILDREN OR FOR USE AS A NURSERY – WITH THE ADDED BONUS OF ITS OWN ENSUITE FURNISHED WITH WASH BASIN AND WC.



THE MASTERPIECE

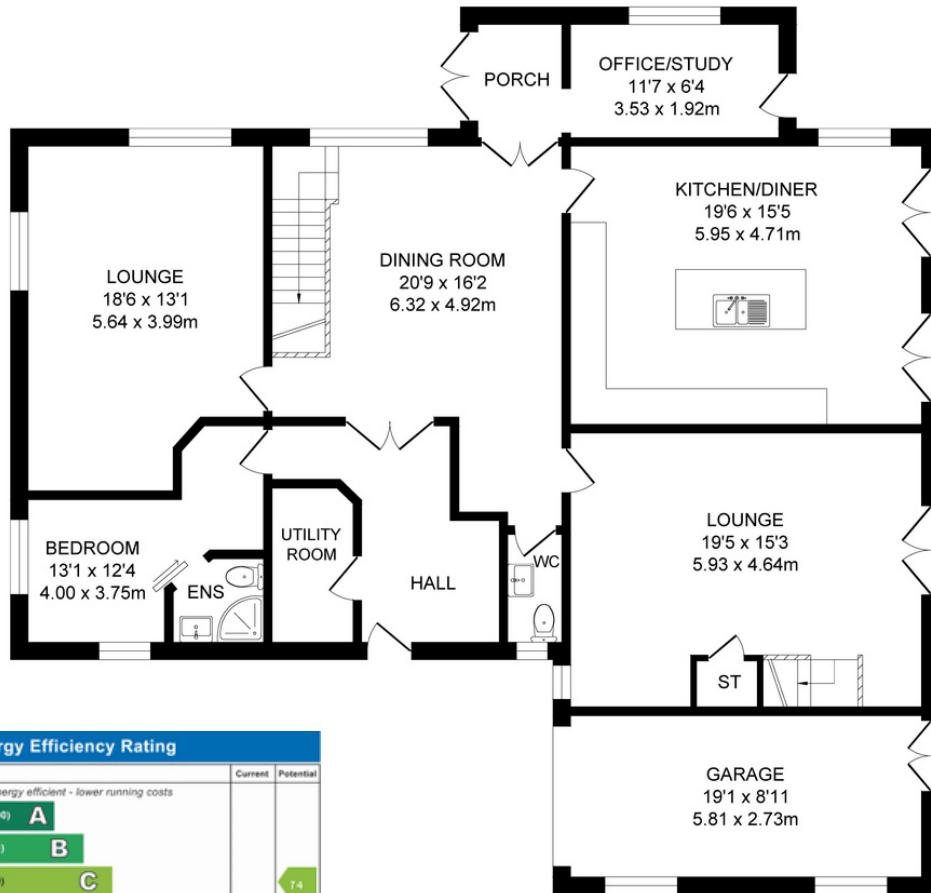
ARRIVE FINALLY AT THE GRANDEST OF ROOMS, THE MASTER SUITE. SOAKING UP BLISSFUL VIEWS OF THE RURAL SURROUNDS, THIS LIGHT, BRIGHT AND BOUNTIFUL MASTER BEDROOM HAS AMPLE SPACE FOR A SUPER-KING-SIZED BED AND COMES WITH A WALL OF FITTED WARDROBES, ENHANCING THE ROOM'S RELAXING AMBIENCE THROUGH PLINTH LIGHTING. WITH ABUNDANT SPACE FOR A SOFA, FITTED DRAWERS AND DRESSING TABLES ADD EVEN MORE STORAGE. VELUX WINDOWS ABOVE ENRICH THE NATURAL LIGHT FURTHER.

SOAK AWAY YOUR CARES IN THE LARGE P-SHAPED BATH IN THE ENSUITE, FILLED WITH LIGHT FROM THE VELUX WINDOW AND CEILING SPOTLIGHTS. THIS ROOM OF REFRESHMENT ALSO FEATURES OVER-BATH SHOWER, WASH BASIN, WC AND HEATED TOWEL RAIL.

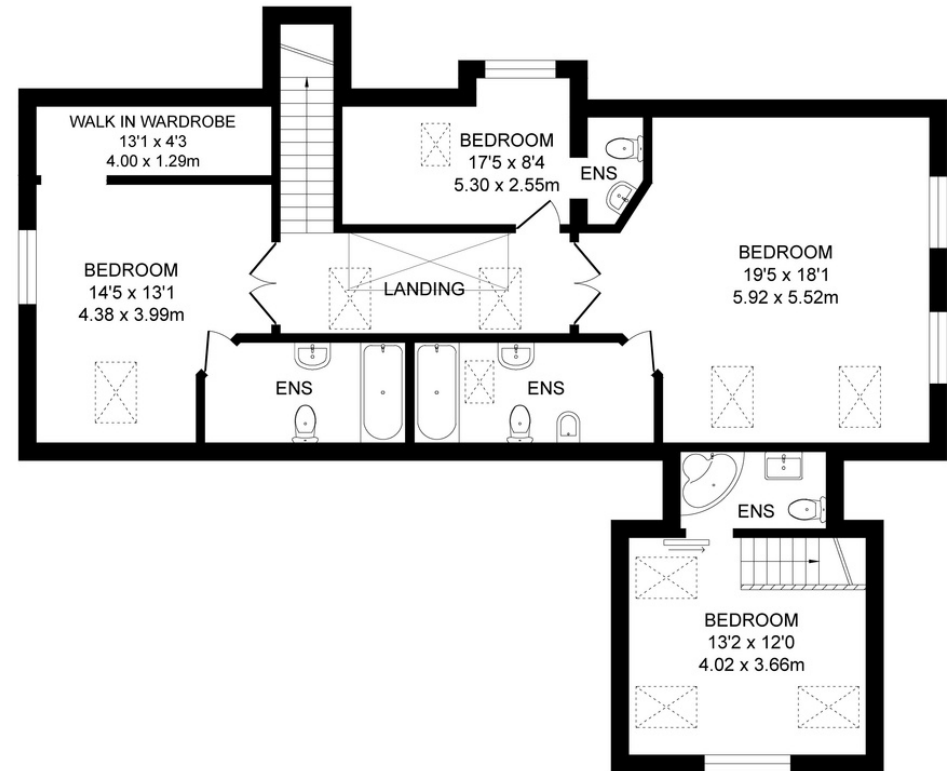




OWNER QUOTE: "WE'VE OFTEN CONSIDERED EXTENDING TO ADD A BALCONY ONTO THE MASTER BEDROOM, IT'S LOVELY LOOKING OVER THE FIELDS AT THE HORSES."



GROUND FLOOR
APPROX. FLOOR
AREA 161.4 SQ.M
(1737 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 106.0 SQ.M
(1141 SQ.FT.)

TOTAL APPROX. FLOOR AREA 267.4 SQ.M. (2878 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FEATURES:

- Spacious Stone Detached Family Home
- Five Bedrooms All Ensuite
- Three Large Luxurious Reception Rooms
- Spacious Modern Entertainers Kitchen Opening Out Onto Patio
- Three Quarters of an Acre of Paddock With Electricity Points
- Garage, Stables/ Kennels & Stone Outbuilding With Potential For Development
- Electric Gated Driveway With Parking For Five Cars
- Tenure: Freehold
- EPC Rated: D

VERDANT SURROUNDINGS

OUTSIDE, THE LUSH GARDEN AND PADDOCK EXTEND TO WELL OVER AN ACRE. IDEAL FOR EQUESTRIAN ENTHUSIASTS, THE PADDOCK HAS POWER POINTS WHILST THERE ARE TWO STABLE BLOCKS WITHIN THE GARDEN.

PRIVATE AND IN NO WAY OVERLOOKED, THE GARDEN AND HOME ARE IDEAL FOR ENTERTAINING, WITH BANDS EVEN HAVING PERFORMED AT PARTIES IN THE GARDEN.

SEVERAL PATIOS OFFER AMPLE CHOICE WHEN IT COMES TO SUNBATHING AND DINING ALFRESCO, WHILST THE SMALLER LAWN IS EASILY MAINTAINED WITH A MOWER. FLOWER BEDS, ESTABLISHED SHRUBBERY AND MATURE TREES ENCOURAGE A HOST OF WILDLIFE FROM BEES TO BIRDS, REGULAR VISITORS TO THE FEEDERS AND VISIBLE FROM INDOORS.

FULLY ENCLOSED, THE GARDEN IS PERFECT FOR THOSE WITH CHILDREN OR DOGS, WHILST TO THE REAR PATIO, INQUISITIVE HORSES REGULARLY PEEP THEIR HEADS OVER THE FENCE TO GREET YOU WITH A WHINNY IN SUMMERTIME.

FURTHERMORE, A LARGE STONE OUTBUILDING, CURRENTLY USED FOR STORAGE, IS RIPE WITH POTENTIAL FOR DEVELOPMENT.

OWNER QUOTE: "THERE IS A SEPARATE ENTRANCE TO THE PADDOCK, IN THE PAST GUESTS HAVE PARKED THERE FOR PARTIES."





FURTHER AFIELD

GREENERY ABOUNDS AT DAVENPORT MEWS, WITH PADDOCK TO THE FRONT, FIELDS FILLED WITH HORSES TO THE REAR AND A FARM TO THE LEFT. IT'S EASY TO GET LOST IN THE PEACE OF THE COUNTRYSIDE, FORGETTING JUST HOW WELL CONNECTED THIS HOME IS...

TURN RIGHT ALONG THE LANE AND WITHIN TEN MINUTES ARRIVE IN THE CENTRE OF HARWOOD – HANDY FOR A ROUND OF GOLF AT THE LOCAL GOLF CLUB OR COMPLETING THE WEEKLY SHOP AT MORRISONS. TURNING LEFT, 15 MINUTES OF TRAVEL BY CAR DELIVERS YOU INTO BURY TOWN CENTRE, THE PERFECT PLACE TO PICK UP YOUR SHOPPING FROM ITS WORLD FAMOUS MARKET.

SECLUDED BUT NOT ISOLATED, THE PRETTY VILLAGE OF AINSWORTH IS ONLY A FIVE-MINUTE WALK AWAY, HOME TO THE DELIGHTFUL CASALINGO ITALIAN RESTAURANT AND ONE OR TWO WELCOMING COUNTRY INNS, A POST OFFICE AND A DENTIST.

COMMUTERS ARE WELL SERVED CLOSE TO GREAT TRANSPORT LINKS VIA THE M62 FROM BURY OR INTO BOLTON TO CONNECT WITH THE MAJOR MOTORWAY LINKS NORTH AND SOUTH.

EXPLORE THE COUNTRYSIDE ON FOOT, WALKING LEFT FROM DAVENPORT MEWS AND ALONG THE WALKWAY TO LOWERCROFT RESERVOIRS, A TRIO OF BEAUTIFUL LAKES POPULAR WITH DOGWALKERS AND JOGGERS.

WATCH THE LATEST MOVIE AT THE CINEMA IN BURY OR BOLTON, THERE IS AN ABUNDANCE OF SIGHTS TO SEE AND ENTERTAINMENT TO ENJOY IN THE MANY SURROUNDING TOWNS.

FAMILIES ARE WELL SERVED BY A NUMBER OF WELL-REGARDED LOCAL SCHOOLS INCLUDING CANON SLADE, TEN MINUTES AWAY IN BOLTON, BURY GRAMMAR – ALSO ONLY TEN MINUTES AWAY BY CAR, TURTON HIGH AND THE DISTINGUISHED BOLTON SCHOOL – REACHABLE IN AROUND 20 MINUTES.

IDEAL FOR A GROWING FAMILY WITH OLDER CHILDREN, OR THOSE LOOKING FOR INDEPENDENT LIVING WITHIN THE FAMILY HOME, DAVENPORT MEWS IS A RURAL RETREAT WITH ALL THE BENEFITS OF LOCAL AMENITIES, THE CONSUMMATE ENTERTAINING HOME IN THE COUNTRY.





DAVENPORT MEWS

12 ARTHUR LANE
AINSWORTH
BOLTON
BL2 5PW

NEWTON & CO

T: 01204 329975
E: INFO@NEWTONCO.CO.UK
WWW.NEWTONCO.CO.UK