



NORTH BANK
WINDY HARBOUR LANE



PRESTIGIOUS SETTING

Nestled in the serene embrace of Windy Harbour Lane, a hidden gem off Chapeltown Road in Bromley Cross, 'North Bank' unfolds its story amidst a backdrop of tranquillity and natural beauty.

Windy Harbour Lane, adorned with ancient trees and hedgerows, offers an enchanting haven where residents revel in a delicate balance of seclusion and neighbourly warmth. Beyond the veil of hedge rows and private gates, 'North Bank' reveals itself as the embodiment of a cherished family abode, boasting a seamless fusion of comfort and elegance across its expansive 3180-square-foot canvas.



A WARM WELCOME

Drive onto the beautifully landscaped tarmac and slate driveway, providing ample space for multiple vehicles and even a large horsebox, complemented by the convenience of an integral garage.

As the journey within begins, a graceful, tiled entrance porch beckons, leading to a hallway adorned with a white painted spindled staircase that serves all levels of the home.

This lower ground level unfolds into a sanctuary of utility, where daily rituals are embraced, complemented by the convenience of a downstairs cloakroom.



FEAST YOUR EYES

Venturing upward to the first floor, discover the open-plan kitchen-dining-family room. The breakfast kitchen, adorned with Oak 'Shaker' style units and granite surfaces, emerges as a culinary haven, equipped with integrated wonders—from a microwave to a wine cooler, to a Cannon six-ring burner. Here, a stainless steel sink and drainer look out over the rear garden, offering a poetic view to accompany daily tasks. An integrated dishwasher adds a touch of modern convenience, while ample space for dining invites moments of shared joy.





VERSATILE LIVING

On the opposite side of the kitchen wall unfolds a generously proportioned family room, currently curated as a cinema haven. Here, glazed French doors, flanked by windows on either side, artfully frame views of the rear garden.

Venturing a few steps up, a separate mezzanine lounge beckons, revealing an inviting space, strategically arranged around a gas fire, positioned as both a visual centrepiece and a practical source of warmth. The space is adorned with thoughtful touches, including glazed balustrading that allows the natural light to dance throughout. This thoughtful design ensures a harmonious layout, seamlessly converting the space into a welcoming and cosy retreat, ideal for both hosting gatherings and entertaining guests.

Adjacent to this, an adaptable area unfolds, serving the dual purpose of being either a fifth bedroom or a functional home office, tailored to meet the demands of remote work.











RELAX AND UNWIND

Ascending to the first floor, at the top of the staircase awaits a three-piece family bathroom adorned with Travertine-style tiles enveloping the floors and walls. A captivating feature mosaic band gracefully wraps around, enhancing the visual appeal. The bathroom is equipped with a bath featuring a shower above and a sleek glazed screen, a pedestal sink, and a WC with an inset mirror above, all illuminated by recessed spotlighting. This space offers a haven of tranquillity and luxury, providing the perfect setting for indulging in a rejuvenating soak or an invigorating shower—a modern retreat where you can bask in a serene and refreshing experience.





On this floor, overlooking the rear garden, you'll find bedroom three—a generously sized double room. It features a striking dark grey accent wall behind the bed, complemented by cream carpeting. There's ample space for a complete set of bedroom furniture, and it includes an ensuite with a WC, pedestal wash basin, corner shower, an inset mirror, and matching tiling that echoes the design of the main bathroom.

Adjacent to Bedroom Three, the fourth double bedroom is presently repurposed as a convenient dressing room for the neighbouring bedroom. It maintains the same elegant grey walls and cream carpet, contributing to a cohesive and aesthetically pleasing space.



BEDROOM OASIS

Climbing to the second floor, next discover the main bedroom. This generously sized sanctuary opens up to an abundance of space, accommodating capacious wardrobes and a charming dressing area beneath elegant chandeliers. An additional sitting area offers a dedicated space for relaxation or preparation for an evening out.

Dark grey feature walls create a captivating contrast against the creamy carpeting, adding a touch of modern sophistication to the ambiance.

Gaze through to the attached en-suite shower room, adorned with matching tiling to maintain the cohesive design throughout the home. The en-suite is fully equipped with a WC, a pedestal wash basin, a shower enclosure with glazed door, and an inset mirror, providing both functionality and a touch of sophistication to this private haven.







SOPHISTICATED SANCTUARY

The final level of North Bank unveils yet another spacious bedroom, rivalling the size of the main bedroom. The room is designed with ample space for two three-seater sofas, complemented by chic chandeliers and a neutral décor that mirrors the sophistication of the home. This bedroom is accompanied by a similarly sized and designed ensuite, creating an ideal space for teenagers or a private retreat for guests.

Four large Velux skylights on this level provide an expansive view of the breath-taking countryside. This infusion of natural light not only illuminates the room but also establishes a seamless connection between the private quarters and the scenic outdoor landscape, adding to the overall charm and tranquility of the space.





GARDEN DELIGHTS

This enchanting garden showcases an Indian stone patio, complemented by a pergola-covered slated patio area.

Adjacent to this, a meticulously landscaped lawn, adorned with built-in planters at the rear, creates a picturesque backdrop for indulging in al fresco dining or savouring a morning coffee.

The serene ambiance and thoughtfully manicured greenery transform the outdoor area into an oasis—an escape from the daily hustle and bustle.

Encircled by timber fencing, the space ensures security for children and pets, while also featuring three storage sheds and an outdoor canopy—an idyllic setting for unwinding during peaceful evenings.







NEAR AND FAR

On the cusp of the countryside, leafy walks unfurl on the doorstep. Explore Turton Tower or stretch your legs with walks over the West Pennine Moors, to Entwistle and the Wayoh Reservoir. Jumbles Reservoir is also on your doorstep. Perfect your swing at Turton Golf Club, where you can find a brand-new restaurant, open to the public, serving up fine food in a great ambience. There is also a selection of pubs within walking distance.

Families are well served by local sporting facilities and entertainment, with various cinemas located within a couple of miles radius. Meanwhile, local schools include Canon Slade, Bolton Grammar and Bury Grammar alongside Turton Sixth Form. There are several local primary schools to choose from.

Pick up all your essentials at the local supermarkets and shops, or head into the Last Drop Village for use of the gym and spa or grab a bite to eat or a drink at the bar – so many fantastic amenities lie within ten minutes of the doorstep.

Commuters are well served by the local motorway network, whilst the nearby train station – a mere five-minute walk away – connects you to Manchester and Clitheroe.



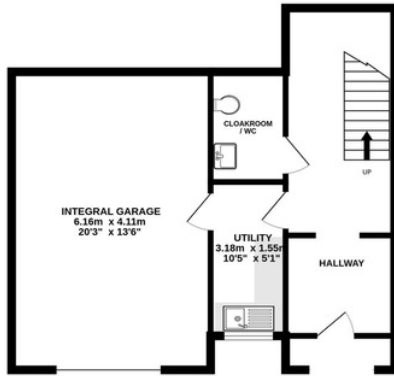




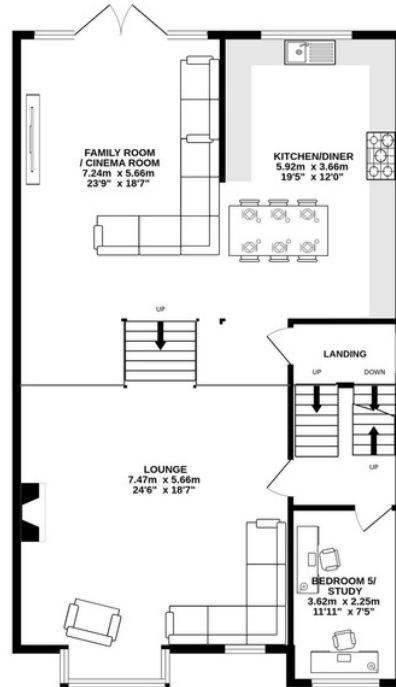
FEATURES:

- SPACIOUS DETACHED FAMILY HOME
- FOUR/ FIVE DOUBLE BEDROOMS
- FOUR BATHROOMS (THREE ENSUITE)
- TWO LARGE RECEPTION ROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- GATED DRIVEWAY PARKING FOR SEVERAL CARS/ VANS
- INTEGRAL GARAGE
- WELL MAINTAINED REAR GARDEN
- CLOSE TO THE JUMBLES RESERVOIR & TURTON GOLF COURSE
- EPC RATED: C
- TENURE: FREEHOLD
- COUNCIL TAX BAND: G

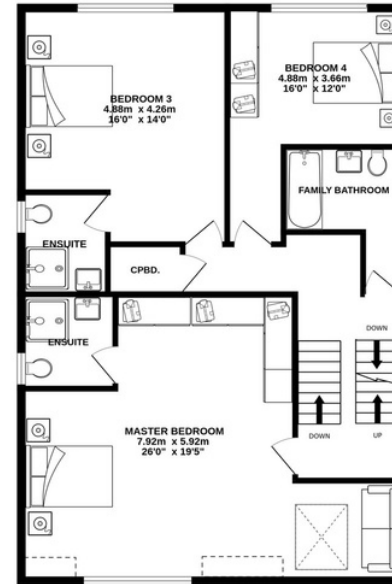
LOWER GROUND FLOOR
50.6 sq.m. (545 sq.ft.) approx.



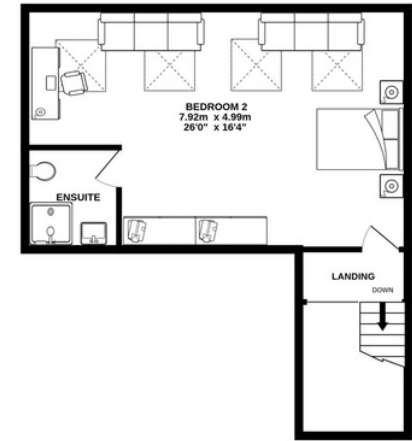
GROUND FLOOR- SPLIT LEVEL
102.9 sq.m. (1108 sq.ft.) approx.



1ST FLOOR- SPLIT LEVEL
93.7 sq.m. (1009 sq.ft.) approx.



2ND FLOOR
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 295.4 sq.m. (3180 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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