

ENTWISTLE, BOLTON, BL7

MOORLANDS

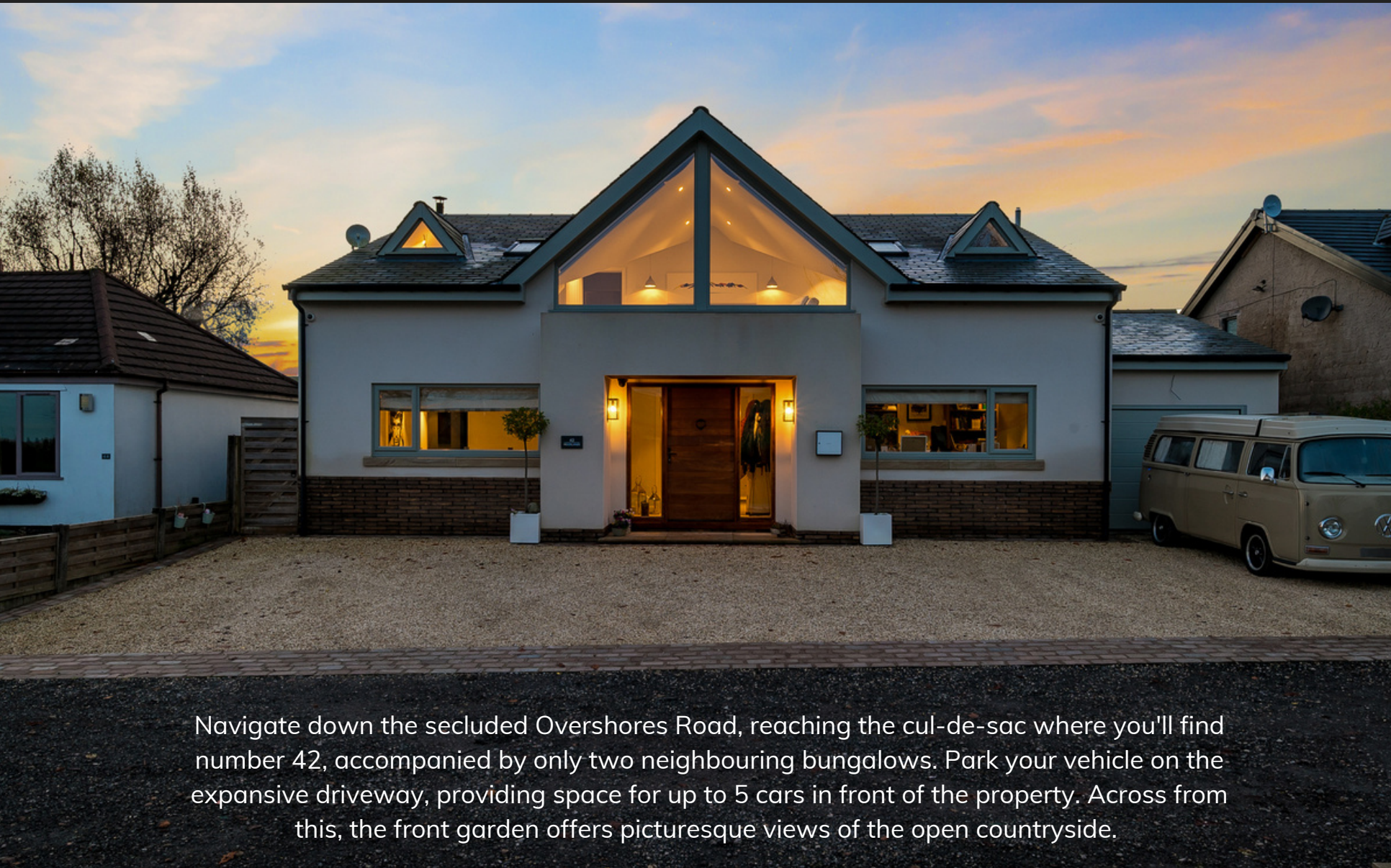
42 Overshores Road



MODERN RURAL RETREAT

Welcome to 'Moorlands', a tranquil modern retreat, positioned on a private lane between the captivating Entwistle and Wayoh reservoirs. This recently constructed and distinctively designed contemporary family home offers breath-taking countryside views and immediate access to the surrounding natural beauty. With a modern high-spec aesthetic, 'Moorlands' is a testament to contemporary luxury. Inside features expansive windows that frame striking views of the reservoirs and sprawling farmlands on both the front and rear sides, creating an environment of peace and a seamless connection with nature. Enjoy the tranquil ambiance and embrace the beauty that surrounds you in this thoughtfully crafted, newly built haven.





Navigate down the secluded Overshores Road, reaching the cul-de-sac where you'll find number 42, accompanied by only two neighbouring bungalows. Park your vehicle on the expansive driveway, providing space for up to 5 cars in front of the property. Across from this, the front garden offers picturesque views of the open countryside.





WELCOME HOME

Step into the contemporary entrance with a covered tiled floor, illuminated by two modern lights, creating a welcoming atmosphere. The bespoke handmade Iroko wooden door and surround invites you into the porch before transitioning into a well-lit and spacious hallway.

Soft grey hues create a neutral atmosphere across the residence, enhanced by recessed spotlighting and a contemporary sound system in each room. The expansive cream porcelain tiles flow seamlessly beyond the double doors into the open-plan living/kitchen diner, where underfloor heating spans the entire ground floor, ensuring a warm and inviting ambiance.

On the left side of the hallway, you'll discover a spacious cinema room equipped with an integrated RAKO spotlighting system that extends seamlessly into the Lounge/Kitchen and Master ensuite areas throughout the home. This room features an impressive 120-inch screen paired with a 4K projector connected to SkyTV, a DVD Player, PlayStation, and a Firestick via Control4. The cinema experience is further enhanced by a flawlessly integrated sound system. This cinematic retreat is meticulously designed to provide immersive entertainment, combining a perfect ambiance with state-of-the-art audiovisual technology.

Across from this space, a secondary reception room is presently utilised as a generously sized office, enjoying the advantageous front view of the open countryside.





CINEMATIC OASIS



SEAMLESS CULINARY HAVEN

Expanding towards the rear of the residence, explore the expansive luxury open plan lounge/kitchen/diner—a manifestation of contemporary sophistication. At the heart of this culinary sanctuary stands the elongated and seamless Siematic cream gloss central island unit, seamlessly uniting practicality and elegance. The Corian worktop integrates a Gaggenau cooktop, featuring an induction hob, a 2-ring burner hob, and a Teppan Yaki plate, with a concealed Siemens extractor nestled within the stylishly illuminated suspended ceiling above.





MODERN FLEXIBLE LIVING

One end of the island hosts a molded sink with drainer grooves, a mixer hose tap, and a Quooker instant boil tap, crafting a sleek and cohesive workspace. Infusing a touch of warmth, a timber breakfast bar introduces a natural element, completing the inviting ambiance of the space.

A built-in dining table highlighted by a trio of pendant lights, extends from the island, providing a multifunctional area for culinary creations and casual meals. Adding a pop of vibrant sophistication, a yellow leather seating bench with matching chairs wraps around, offering a comfortable and stylish spot to enjoy meals.

To one wall, full-height units and drawers house a bank of 4 Gaggenau appliances inc 2 ovens, steam oven and coffee machine, providing both convenience and cutting-edge technology for culinary enthusiasts. Also discreetly integrated within a Gaggenau fridge and an additional Miele 'drinks' fridge maintain the sleek, uncluttered aesthetic.

This contemporary open-plan living area showcases modern design through expansive sliding doors that effortlessly extend to the rear garden, seamlessly blending indoor and outdoor spaces to accentuate the picturesque countryside views—a perfect setting for summer barbecues and gatherings.

On one side, a spacious seating arrangement surrounds a built-in TV unit and a cosy RAIS Viva L 120 woodburner stove. Adjacent to this, an alcove features a sizable built-in backlit shelving unit, providing an ideal showcase for displaying cherished crockery and favourite ornaments.

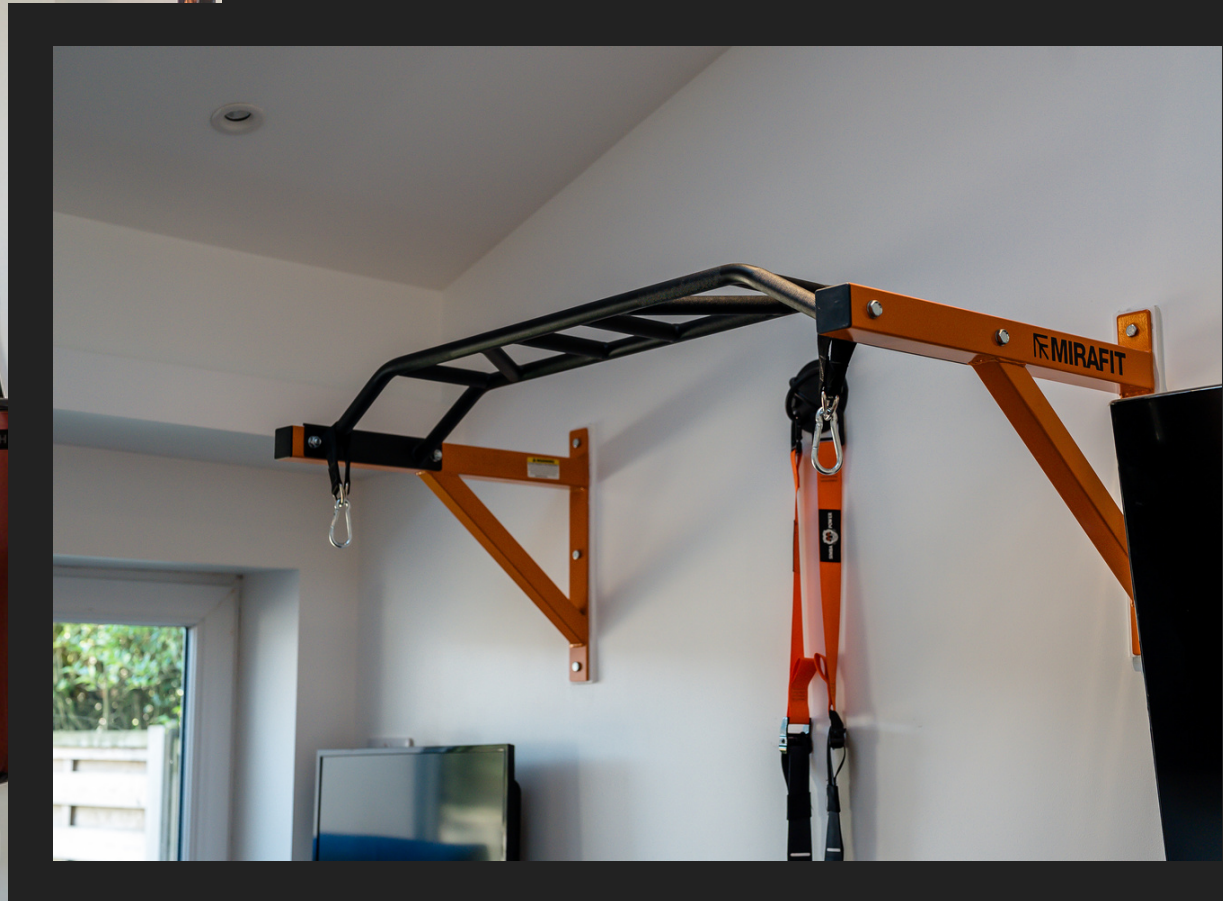




A FUNCTIONAL HUB

Adjacent to the kitchen, a glass door opens into the utility room, featuring fitted cupboards, a matching worktop that harmonizes with the kitchen aesthetic, a stainless steel sink with a drainer, an integrated microwave, freezer and plumbing for both a washing machine and a tumble dryer. Continuing from the utility room, another glass door guides you into a practical boot room/cloakroom. This space leads further into a gym with a vaulted ceiling, boasting a glazed patio door that provides access to the rear garden, and an internal door connecting to the storage garage.

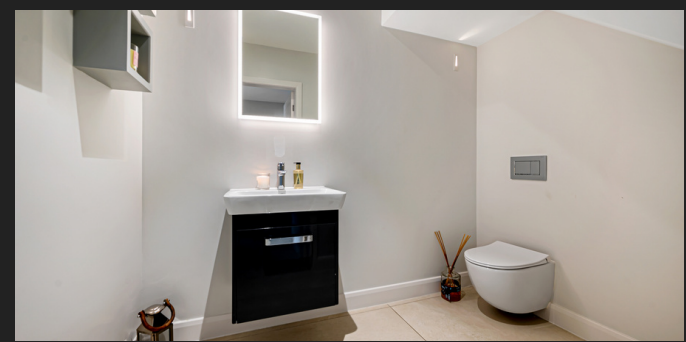






SUITE RETREAT

Returning to the hallway, discover a convenient downstairs WC for family and guests. Ascend the staircase adorned with Walnut handrails and glazed panels, reaching the well-lit first-floor landing illuminated by a large window at one end. Here, you'll find four spacious double bedrooms







The master suite spans the entire front width, featuring a triangular window with fitted blinds, that frames stunning countryside views and grazing animals, providing a delightful scene to wake up to with a cup of coffee. The room boasts a fitted bedhead with built-in bedside cabinets and lighting. Adjacent to this, a fitted dressing room offers shelving, cupboards, and a dressing table. On the opposite side, a spacious ensuite awaits, showcasing a modern Victoria + Albert freestanding bath, floor and wall backlighting, a tile TV, a walk-in dual-sided shower, and a Vitra fitted wall-hung vanity unit in black gloss.











BEDROOM BLISS

Towards the back of the residence, three uniform-sized double bedrooms offer scenic views of the countryside surrounding the Entwistle Reservoir. Adorned in a pristine white décor, these bedrooms feature recessed spotlighting, a speaker system, and plush carpeting that gracefully extends throughout the entire first floor. The two bedrooms at each end come equipped with built-in wardrobes featuring stylish white glossy doors.

Moreover, if you're in search of a five-bedroom layout, the generously sized landing presents the opportunity for seamless conversion, allowing for the addition of another room on the first floor.

The bedrooms are served by a modern and luxurious four-piece family bathroom. It showcases an additional Victoria + Albert freestanding bath, a Vitra washbasin, a back-to-wall WC, and an illuminated mirror that complements the ensuite. The bathroom also includes a walk-in shower with a glazed screen, contemporary fittings, recessed lighting, and a mirrored heated towel rail.



PEACEFUL ESCAPES

To the rear of the home discover a meticulously landscaped southwest-facing garden accessible through the expansive sliding patio doors from the kitchen.

The transition leads you onto a gracefully curved tiled patio, perfectly designed for dining and seating.

In one corner, a raised tiled patio showcases a built-in feature wall with inset shelves for wood storage and a seamlessly integrated woodburner stove, creating an inviting space with seating and a barbecue area. Revel in the panoramic views of open fields extending to the Entwistle Reservoir.

Enclosed by timber fencing, the garden ensures a safe haven for pets and children. On the side, outside the gym, an artificial lawn adds a touch of low-maintenance greenery to enhance the outdoor environment and to complement the exiting real lawn.









ON THE DOORSTEP

From the front door, walks unfurl from the doorstep, out over the slopes of the West Pennine Moors and around the glistening reservoirs of Entwistle and Wayoh. From woodland walks to waterside strolls, there is plenty of nature close by. Enjoy outdoor adventures before enjoying a treat at Holdens Ice Cream Parlour or quenching your thirst at The Strawbury Duck.

The friendly village of Edgworth is home to a handful of pubs, a good quality butchers, hairdressers and beauticians alongside a Post Office, newsagents and café.

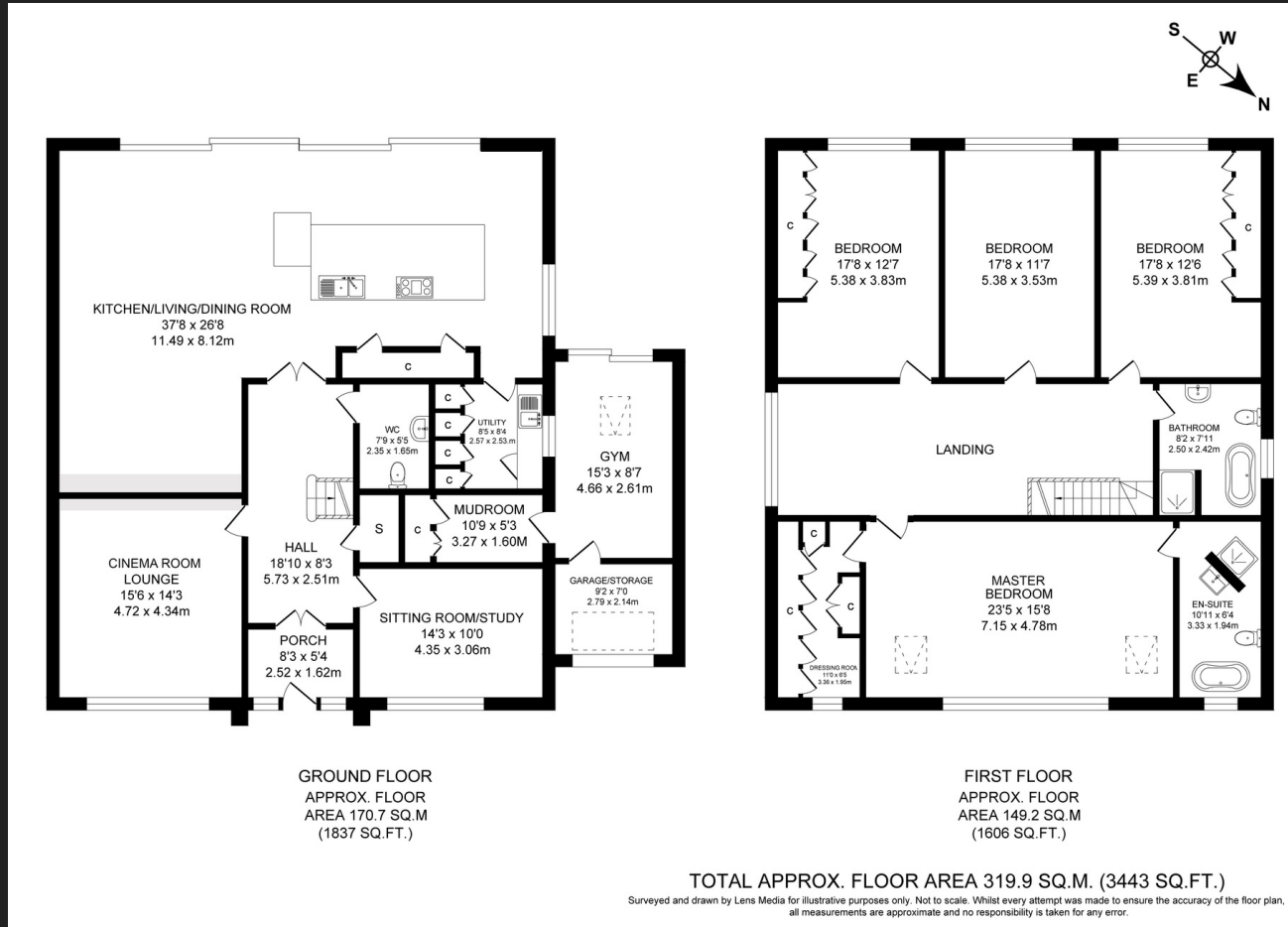
Take advantage of the handy Entwistle railway station, just 500 yards away, connecting you with Manchester Victoria Station in one direction and the delightful market town of Clitheroe in the other – ideal for shopping trips and commuting.





FINER DETAILS

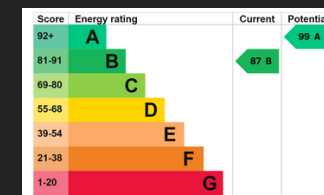
- MODERN LUXURY DETACHED FAMILY HOME
- SITUATED IN A PRESTIGIOUS RURAL SETTING WITH PICTURESQUE COUNTRYSIDE VIEWS
- EXCEPTIONALLY SPACIOUS INTERIOR LAYOUT
- SLEEK SIEMATIC KITCHEN AND LIVING DINER FEATURING GAGGENAU APPLIANCES
- INDULGENT CINEMA ROOM
- CONVENIENT UTILITY AND BOOT ROOM
- PRIVATE GYM SPACE
- LUXURIOUS V+A BATHROOM PLUS ADDITIONAL DOWNSTAIRS WC
- FRONT GARDEN AND REAR SOUTH-WEST FACING GARDEN
- AMPLE DRIVEWAY PARKING FOR UP TO 5 CARS
- GENEROUS FLOOR SPACE OF OVER 3443 SQ. FT
- FOUR EXPANSIVE DOUBLE BEDROOMS
- MAIN BEDROOM WITH LAVISH ENSUITE AND DRESSING ROOM
- WALKING DISTANCE TO ENTWISTLE TRAIN STATION
- EPC RATED: B
- COUNCIL TAX BAND: G
- TENURE: FREEHOLD



Nestled in a welcoming and accessible rural setting, Moorlands is an ideal residence for families, conveniently located near Edgworth Primary School and just a brief five-minute drive from Turton Secondary School. The nearby villages of Chapeltown and Bromley Cross add to the charm of the surroundings.

This modern, luxurious, and versatile family home offers spacious living, catering to those who appreciate wildlife and the outdoors.

While embracing the tranquillity of rural life, Moorlands also provides the convenience of contemporary comforts and easy connections to nearby towns and cities.



MOORLANDS

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