



CHEW MOOR LANE

**MONKS FARM**

1889

CHEW MOOR



# MONKS FARM

Nestled off Chew Moor Lane, Monks Farm in Lostock paints a contemporary tale within the historical tapestry of Chew Moor village, renowned for its 1800s silk weaving heritage.

Enter the electric-gated driveway, offering a secluded haven for the cluster of five houses.

Ahead of the home, a gravelled driveway accommodates multiple vehicles, while external tiles lead to the garden, adorned with the house's inception year subtly etched. Approach the vibrant red front door, enter the porch, and gracefully shed coats and shoes before proceeding into the inviting hallway.





# WELCOME HOME

Light filters through the glazed timber door, its frosted surface casting a gentle radiance upon the hallway tiles. Here, bespoke-crafted wall panelling, painted in a refined shade of grey, dances in harmony with the pristine white walls. The panels, echoing the distinct character that pervades this fully refurbished home, executed with meticulous attention to detail and elevated to a standard of exquisite craftsmanship.





At the end of the hallway, you'll find the utility room—a practical space with grey 'shaker-style' wall and base units, Corian work surfaces, and room for a washing machine and dryer.

Freshen up in the downstairs shower room, furnished with a mid-level traditional WC, a hand wash basin with a vanity unit, and a walk-in shower cubicle. The room features spotlights, Moroccan style tiled flooring, and a wall-mounted central heating radiator. Storage cupboards offer a handy solution for stowing away additional coats, boots, and cleaning equipment.

Next door, there's an outhouse equipped with a low-level WC and wash basin. It offers generous storage space and includes a convenient door leading to the garden—ideal for storing outdoor garden cushions and gardening equipment.



# COSY LIVING

Step into the heart of tranquillity and warmth with a lounge room that effortlessly merges cosiness with expansive space. Greeted by a duo of double glazed windows, the room bathes in natural light, offering picturesque views at the front.

The chimney breast emerges as a work of art, finished in split-faced slate mosaics with— a modern wood burner, infusing the space with a comforting embrace.

Neutral décor serves as a canvas for personalisation, inviting you to imbue the room with your unique touch. A central heating radiator discreetly ensures the perfect temperature, while a newly fitted carpet underfoot adds a touch of luxurious comfort.





# FAMILY HUB

Embark on a culinary journey in the modern, fully fitted kitchen that effortlessly unfolds into a welcoming family room.

The kitchen's allure is heightened by a range of wall and base units in sophisticated shades of grey and dark blue, integrating top-notch appliances including a five-ring gas hob, range cooker, overhead extractor hood, fridge/freezer, additional freezer, and dishwasher.

Picture yourself at the breakfast bar, seating four, a central hub that beckons for casual gatherings and quick bites. Here, a wine cooler is seamlessly incorporated, ensuring that every meal is accompanied by the perfect sip of your favourite vintage.

This thoughtfully designed space transforms the kitchen into not just a cooking haven but a social hub, where culinary delights and convivial conversations converge in a seamless dance of style and functionality.















As you move beyond the kitchen, discover a generously proportioned room, aglow with natural light from a double glazed window to the front. The porcelain tiled under floor heated flooring, awash in the radiance of neutral décor, sets the stage for an inviting ambiance. A modern built-in TV wall is integrated into the contemporary design. Recessed plastered shelves, finished in a sophisticated dark grey, add both functionality and style. Illuminated by spotlights, these shelves complement the matching floor tiling, creating a cohesive and visually appealing backdrop.



Continue into the dining room, a sanctuary of light and airiness. Here, bi-folding doors gracefully open to reveal the garden, serving as the perfect setting for hosting memorable gatherings. As the summer months approach, the garden becomes an extension of your living space, a canvas for al fresco dining and joyful BBQs.





# UPPER ELEGANCE

Ascend the grey-carpeted staircase from the hallway when it's time for a rest. Arriving on the landing above, you'll encounter four bedrooms.

The landing boasts remarkable features, including high ceilings and a rear-facing double glazed window that floods the area with natural light. Tastefully carpeted for added comfort, it grants access to the loft through a ladder. The partially boarded loft presents substantial potential for extra bedroom or office space.







Nestled in the corner, find refuge in the master bedroom. Spacious and tranquil, two large windows at the front and side offer serene views of the garden and the fields beyond. Adorned in calming chalky grey tones, this room is designed to lull you into a restful sleep.



Step into the contemporary ensuite to start your day in the refreshing shower. A modern wall-mounted washbasin is perfectly complemented by tasteful marble-style tiling on the walls. The mix of modern brass taps and sanitary ware, paired with a black-edged shower door and heated towel rail, creates a stylish contrast. The warmth of contrasting timber-style flooring adds the finishing touch to this sleek and inviting space.

Take a glance into the second bedroom, positioned in the opposite corner and adorned with similar décor. It's another generously sized double bedroom featuring double glazed windows at the front and side. Modern, high-quality fitted wardrobes with sliding panels span the depth of one side, including four panels—two mirrored and two with darker grey tones. One wall is adorned with a painted mural, making it an ideal space for a teenager's bedroom.

Moving on to bedroom three, it boasts a charming pink carpet, white walls, and a unicorn-themed wall behind the bed. Fitted wardrobes and drawers in a crisp white finish complete the setup.

Bedroom four is a cosy single room, adorned with a rocket ship wallcovering opposite the grey walls. This space is perfect for a nursery or study, catering to those who work from home.





The bedrooms are complemented by a lavishly styled three-piece bathroom. This spacious retreat features a modern Victorian-style freestanding bath, WC, and pedestal hand wash basin. The walls are adorned with teal glazed textured tiles beneath the dado rail, complemented by a striking feature — the Graham & Brown Resplendence Blush, adorned with teal peacocks, harmonising seamlessly with the tiles.

In addition to these luxurious touches, a built-in cupboard in the corner and a wall-mounted radiator enhance the functionality and comfort of this stylish bathroom.

# GARDEN OASIS

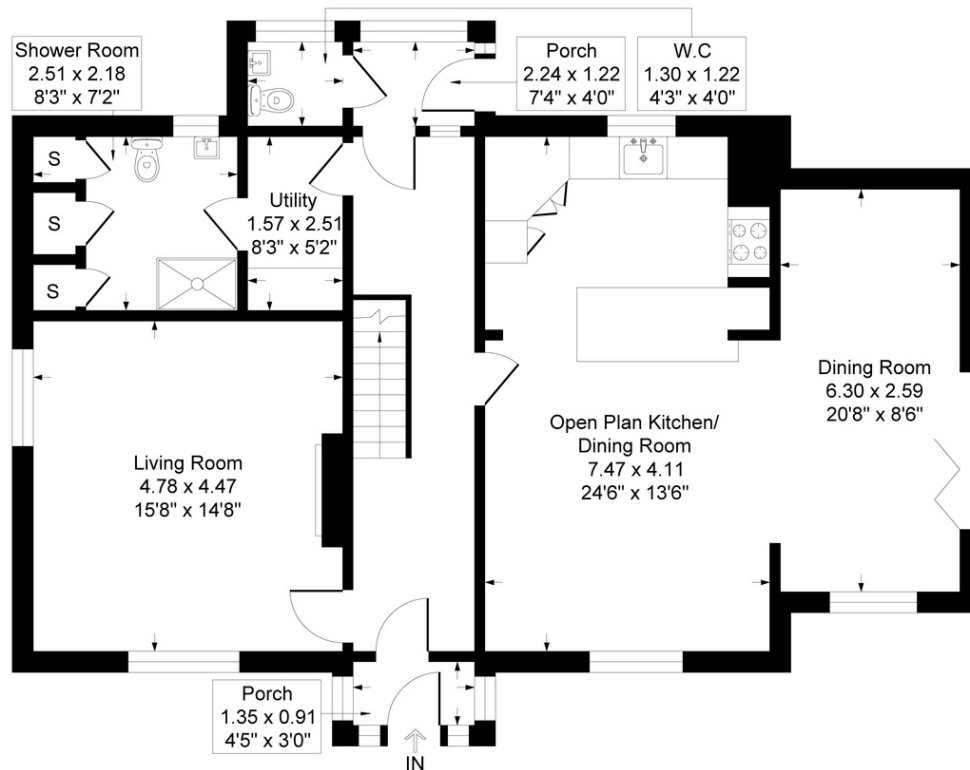
Venturing downstairs, the dining room effortlessly extends into the garden, leading to a composite decked balcony surrounded by practical glass balustrades. The balcony gracefully descends to a roomy patio, thoughtfully equipped with conveniences like ample space and electrical connections, awaiting the potential addition of a hot tub.

Furthermore, an additional set of glazed balustrades separates the patio from a verdant lawn. Meandering through the greenery in a zig-zag pattern, a tiled pathway guides you to a capacious tiled patio beneath an oak-constructed pergola crowned with a tiled roof. Enhanced with a fitted infrared heater and an electric point, this setting becomes an ideal haven for entertaining and enjoying refreshing moments with family and friends during the summer. This space stands as a sanctuary, providing a peaceful interlude to appreciate the serene atmosphere while seated in the sheltered area below, serenaded by the melodious tunes of the birds.

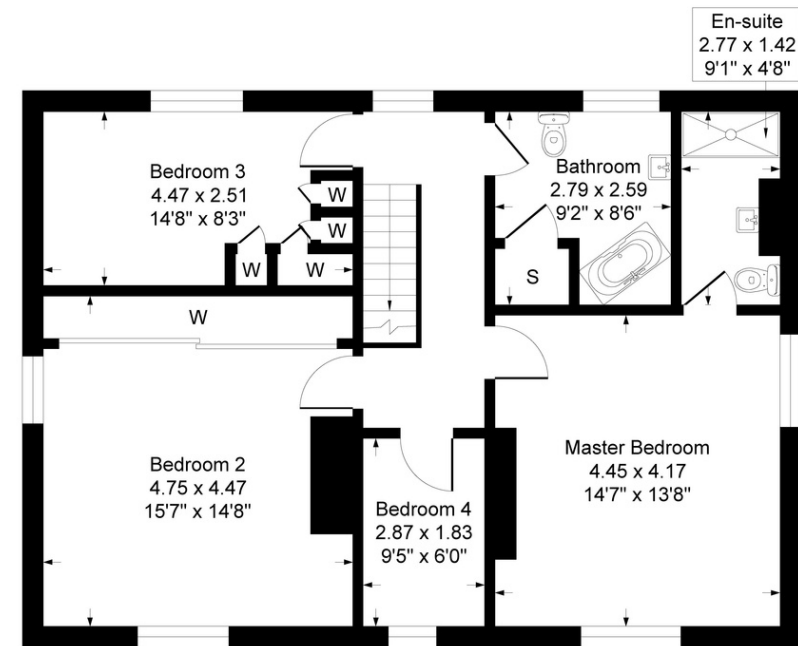




Ground Floor  
1107 sq.ft. (102.8 sq.m.) approx



First Floor  
853 sq.ft. (79.2 sq.m.) approx



Total Floor Area : 1960 sq.ft. (182.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- DETACHED FAMILY HOME
- FULLY RENOVATED THROUGHOUT
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- OPULENT FAMILY BATHROOM
- LUXURY HIGH SPEC KITCHEN/ LIVING/ DINER
- BI-FOLDING DOORS TO GARDEN
- SECURED BY ELECTRIC GATES

- DRIVEWAY PARKING FOR SEVERAL CARS
- SPACIOUS PLOT
- SCENIC REAR VIEWS
- DESIRABLE LOCATION
- TENURE: FREEHOLD
- EPC RATED: D
- COUNCIL TAX BAND: F
- TOTAL FLOOR AREA: 1960 SQ. FT

# ON THE DOORSTEP

Monks Farm offers serene living near transport links. Explore local walks, fish at Rumworth Lodge Reservoir, or enjoy rare autumn crocus in the surrounding woodland. High Rid Reservoir and Rivington Pike are a short drive away. For local charm, 'The Welly' (Duke of Wellington) is a stroll for a refreshing drink. Nearby dining at Victoria Inn and The Retreat. Monks Farm: tranquility meets accessibility.

Families benefit from numerous primary and secondary schools in Lostock, like Lostock Primary and Lostock Parish Centre Pre-school. Clevelands Nursery and Preparatory School, along with prestigious Bolton School, are just a six-minute drive away. Engage in local sports teams, including tennis, football, and rugby.

Conveniently positioned for Bolton and Manchester, access the M61 motorway in five minutes, linking to the M6 for north and south routes. Lostock Train Station, connecting to Manchester, is a three-minute drive or a walkable 15 minutes.

Perfect your golf swing at Regent Park Golf Course or Bolton and Dean Golf Club. Reach Middlebrook Retail Park, with shops, restaurants, supermarkets, and a cinema, in just ten minutes by car.



FOR A SERENE FAMILY HOME IN A SOUGHT-AFTER VILLAGE WITH EXCELLENT AMENITIES AND EASY TRANSPORT LINKS, SCHEDULE YOUR VIEWING FOR MONKS FARM TODAY.



**NEWTON & CO**

T: 01204 329975  
E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)  
[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)

