



Riding Gate
Bolton



Miller Metcalfe
PRESTIGE

SINCE 1891

This impressive extended charming four doubled bedroom detached cottage built approximately 300 years ago presents a wonderful opportunity to acquire a substantial family home in a prestigious location, offered on a freehold basis with no onward chain. The property has had two extensions to maximise the layout and space and boasts spacious accommodation throughout, with a welcoming porch and a spacious entrance hall that sets the tone for the rest of the house. High ceilings, decorative corning, and original fireplaces contribute to the abundance of character and period features found in every room.



The generous main reception room is flooded with natural light and has lovely original beams, Inglenook brick fireplace, solid oak flooring and sliding doors providing an inviting space for both relaxation and entertaining, while the open plan lounge/dining room offers versatility for formal gatherings or every-day family meals features under floor heating and bi-folding doors opening onto the rear gardens. A well-appointed hand made cottage kitchen/diner complete with a breakfast island and high quality appliances which also has ample storage and workspace, caters to the needs of a busy household .





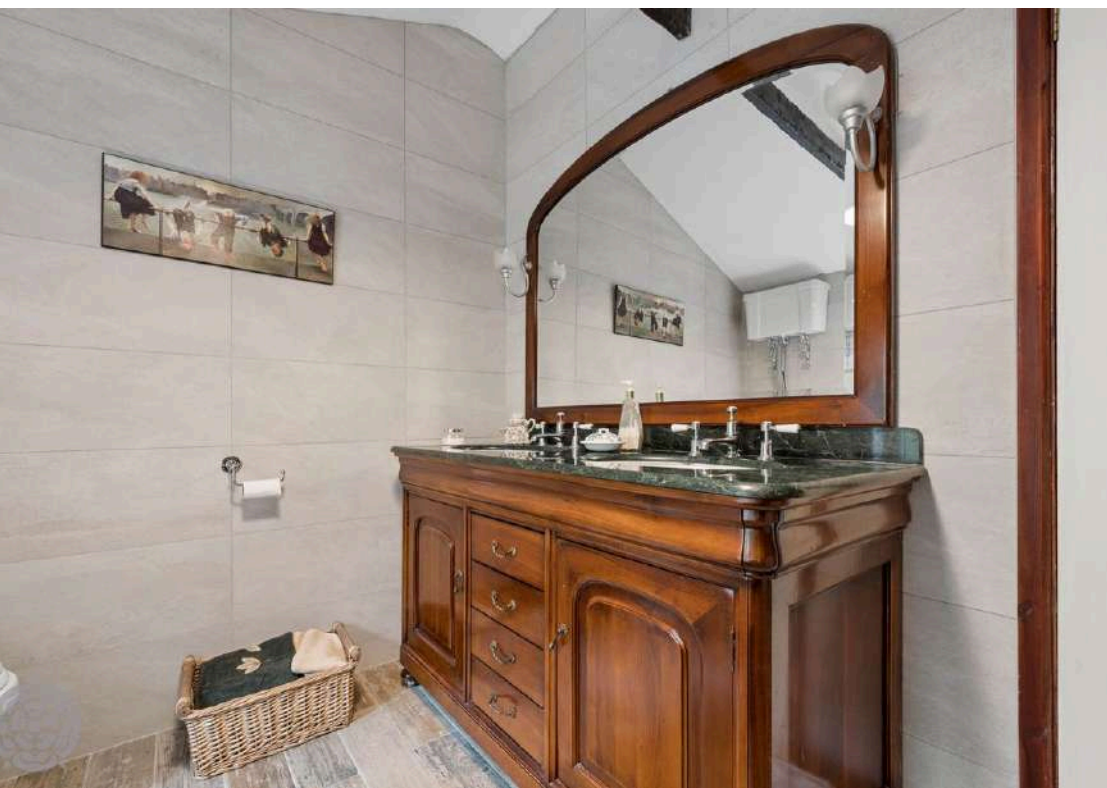


Upstairs, four well-proportioned bedrooms provide comfortable accommodation for family members or guests, each benefiting from large windows and charming original details and three of them having an en-suite bathroom. The principal bedroom is particularly spacious and could easily accommodate additional furnishings or a study area if desired. The property further benefits from a stunning family bathroom with a Roll Top bath and stained glass features. There are additional cloakroom facilities ensuring convenience for all occupants a utility room and home office. Practicality is enhanced by generous storage options throughout the house, including built-in cupboards and under-stair space. The home's character is further enhanced by features such as panelled doors, picture rails, and original balustrades, all of which have been lovingly maintained.











In addition to the internal accommodation, the property offers the convenience of off-road parking and electric gated access and cobblestone driveway a rare and valuable asset in this sought-after area and an integral garage. The location itself is highly regarded, with excellent access to local amenities, reputable schools, and transport links, making it ideal for families or professionals seeking a blend of tranquillity and connectivity. This is a rare opportunity to secure a charming and spacious period home in an enviable setting, with the added benefit of immediate possession due to the absence of a forward chain. Early viewing is highly recommended to fully appreciate the scale, character, and potential this property has to offer.

Tenure

Freehold

Council Tax

Local Authority - Bolton

Council Tax Band - G

Annual Council Tax Cost - £4000

EPC

EPC Rating - D



Total Approx. Floor Area 2938 Sq.ft. (273.0 Sq.M.)

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.



Ground Floor
Approx. Floor
Area 1794 Sq.Ft
(166.7 Sq.M.)



First Floor
Approx. Floor
Area 1144 Sq.Ft
(106.3 Sq.M.)

87a Lea Gate, Harwood

T: 01204 308 000
E: harwood@millermetcalf.co.uk



Miller Metcalfe
P R E S T I G E