

Inglledene

450 Chorley New Road, Heaton, Bolton



Jackson-Stops
& Staff



People **Property** Places



A handsome Arts and Crafts 6 bedroom family house set in $\frac{3}{4}$ of an acre of beautiful gardens

Accommodation in Brief

- Entrance hall & 2 WCs
- 4 reception rooms
- Breakfast kitchen and utility
- Morning room
- Master bedroom with en suite dressing room and bathroom
- Five bedrooms (one en suite)
- Family shower room
- Sauna room with steam shower
- Gymnasium
- Integral double garage
- Brick-built garden store
- Full-sized hard tennis court
- Beautifully landscaped gardens
- In all approximately 0.87 of an acre

Description

Ingledene is a particularly handsome and unique Edwardian house, being built in the Arts and Crafts style in the early 1900s. The interior has just been the subject of a huge renovation scheme, which blends seamlessly all of the wonderful period features that adorn the rooms, with the latest bespoke 20th Century fittings. All three main reception rooms have high ceilings and are light and bright, with such features as moulded ceilings, bespoke oak panelling, open fireplaces, picture and plate racks, coving and ornamentally carved doors. The kitchen is particularly delightful with bespoke cream painted units, with granite worksurfaces and a four oven Aga and conventional cooker. The first floor has a master suite of ambassadorial proportions with a dressing room and en suite bathroom. There are five further double bedrooms, one of which is en suite, with further state of the art bathrooms, including a sauna and steam room off the gym. A Sonos surround sound system has been fitted to all the principal reception rooms, the master bedroom, gym and the gardens. There really is not a disappointing room in this gentleman's residence.

Gardens & Grounds

An impressive set of wrought-iron electric gates, with CCTV (which is fully monitored), open into a red tarmac driveway that leads to an



extensive parking area to the side of the house and in front of the garaging and also to a circular drive to the front of the house. The front gardens consist of gently sloping lawns that are bounded by mature specimen trees that screen the house from the road, with large rhododendrons underplanted. The majority of the gardens lie to the rear, with a large stone terrace that runs the entire length of the house, accessed off the morning and breakfast rooms. Stone steps lead up to further manicured lawns, with a high red brick wall with herbaceous borders encompassing the entire garden. Within the lawns is a netted full-sized hard tennis court.

with the M61 and M60 only a short drive away, enabling an easy commute up and down the country. Lostock Railway Station is also a short drive away, providing regular trains into Manchester Piccadilly. The town of Bolton provides for all your daily needs, with further shopping available at the Reebok shopping centre. The schools which are particularly close are Newlands Primary School, Bolton School and Clevelands Prep.

- M61 (J5) 2 miles
- Bolton 2 ½ miles
- M60 (J17) 10 miles
- M6 (J27) 11 miles
- Manchester 13 ½ miles
- Manchester International Airport 20 ½ miles

(distances approximate)

Location

Ingledene is set well back and screened from the road and sits centrally within its extensive gardens. The house is located in an up-market area of Bolton, situated on a road lined with other high value houses. Communications are excellent



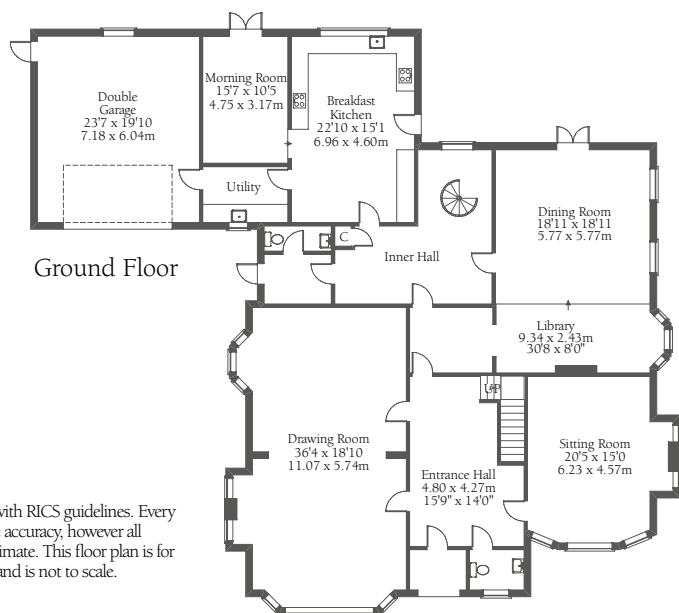
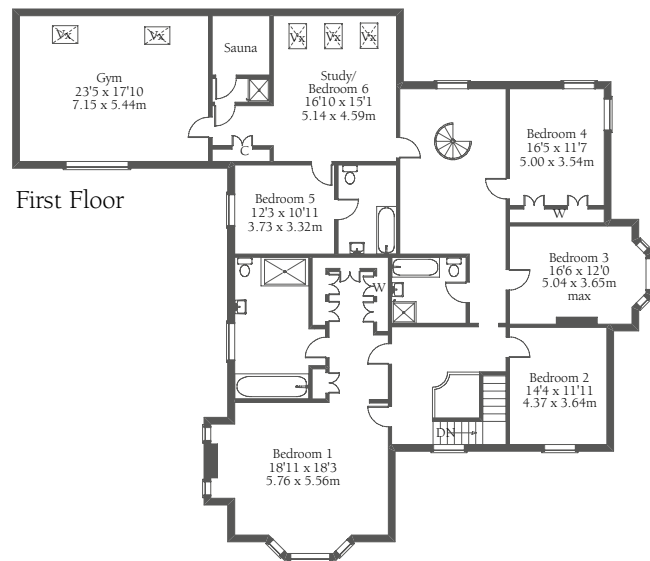
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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Approx. Gross Internal Area: 6214 sq ft / 577 sq metres

Property Information

Services: Mains water, drainage, electricity, gas fired central heating, outside lighting, alarm system with CCTV and electrically operated gated entrance, Broadband.

Agents' Note: The property is Leasehold with a 999 year lease, commencing 29th July 1909 (to be confirmed by the purchaser's solicitor prior to purchase).

Local Authority & Council Tax: Bolton Council. Telephone: 01204 333333. Tax Band H. £2,929 payable for 2014/15.

Directions (Postcode: BL1 5AZ)

Exit the M61 at junction 5 onto the A58 sign-posted Bolton. After about 0.7 of a mile turn left at the traffic lights continuing on the A58. Proceed for 1.3 miles, turning right onto the A673 at the 'T' junction. After approximately 200 yards, the impressive set of wrought-iron gates will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	47	52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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