

Property Details

Morris Fold Barn, Slack Fold Lane,
Farnworth, Bolton, Lancashire, BL4 0LJ

Guide Price **£775,000**



Property Photos

Morris Fold Barn, Slack Fold Lane, Farnworth, Bolton, Lancashire, BL4 0LJ



Creation Date
03/03/2023

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Property Floor Plans

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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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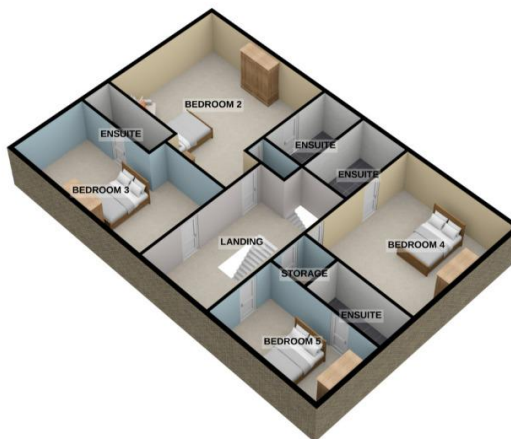
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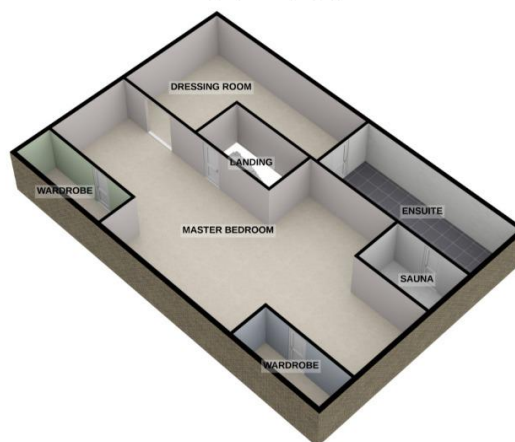
GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



1ST FLOOR
1486 sq.ft. (138.0 sq.m.) approx.



2ND FLOOR
1502 sq.ft. (139.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2022

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Property EPC

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | 79 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Property Info

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| | |
|------------------------|------------------------|
| Property Type | Property Style |
| House | Detached |
| Bedrooms | Bathroom |
| 5 | 7 |
| Receptions | Tenure Type |
| 3 | Freehold |
| Floor Area | Agency Type |
| - | Sole |
| Parking | Type |
| Garage | Sales |
| Price Qualifier | Price |
| Guide Price | £775,000 |
| Land Size | Age of Property |
| - | - |
| Year Built | New Home |
| 2019 | No |

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Property Features

Morris Fold Barn, Slack Fold Lane, Farnworth, Bolton, Lancashire, BL4 0LJ

Feature 1

Five Bedrooms

Feature 2

Seven Bathrooms

Feature 3

Three Reception Rooms

Feature 4

Beautiful Bespoke Kitchen

Feature 5

Three Walk-in Wardrobes To Master Bedroom

Feature 6

Sauna And Steam Shower In The Master En-suite

Feature 7

Bespoke Hot Tub Area In Rear Garden

Feature 8

No Water Bills Ever As Water Bore Hole Installed

Feature 9

Cold Room Larder In Kitchen

Feature 10

Full Planning Permission To Build Summer Room On Decking

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One of the finest recently constructed and individually designed detached residences in the area with an exacting standard throughout. Morris Fold Barn has the highest standard of fixtures, fittings, and materials throughout including a stunning bespoke kitchen and cabinetry throughout. Three main reception rooms, five double bedrooms, all with individually designed en-suites. The master bedroom has three walk-in wardrobes and the five-piece bathroom suite which includes a sauna. Superb grounds with secure electric gated driveway, double garage and ample off-road parking.

Garden:

Entrance through electric gates which opens up to beautiful grounds, railway sleepers surround the lawned area and creates the pathway which leads to the front of the property. The stoned driveway, with eco drain, can accommodate numerous vehicles along with a double garage with an electric roller shutter door. Both the property and the garage have CCTV. At the side of the property there is a designated area which can house a hot tub with multiple lights.

Entrance Porch: 1.23M x 3.23M

Upvc front door with a fixed double-glazed unit to either side, tiled flooring and ceiling recess spotlights.

Hallway: 3.27M x 3.24M

Tiled flooring, solid oak staircase in the middle with glass panels, feature ceiling light, ceiling recess spotlights, alarm panel and underfloor heating panel on the wall.

Lounge: 5.64M x 5.64M

Carpet flooring, media wall unit with multiple cupboard storage, two double glazed units, both with openers, feature fireplace, ceiling recess spotlights and a double-glazed sliding door which leads to the side decking.

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Reception Room Two: 4.38M x 4.26M

Parquet flooring, built in media wall, double glazed sliding patio doors, ceiling recess spotlights and the underfloor heating panel on the wall.

W.C: 1.13M x 2.29M

Tiled walls and flooring, white W.C. extractor, ceiling recess spotlights, white counter top sink with chrome mixer tap and large vanity unit, chrome heated towel radiator and LED wall mirror.

Dining Room: 4.35M x 3.36M

Parquet oak flooring, four wall lights, centre ceiling feature light and a double glazed unit with an opener.

Kitchen: 5.67M x 4.64M

Fully fitted high gloss kitchen in cream with granite worktops and matching granite dining table, space for an American fridge freezer, wine cooler, dishwasher, undermount sink with chrome mixer tap, two high level double ovens, tiled flooring, five ring gas burner, bronze mirrored splashback, feature ceiling light, smoke alarm and three double glazed units, all with openers.

Cold Larder: 1.42M x 1.14M

Tiled flooring and walls, ceiling light and multiple shelving.

Hallway Two: 2.79M x 3.64M

Tiled flooring, ceiling recess spotlights, alarm and underfloor heating panel on the wall.

Utility Room: 1.63M x 2.46M

Tiled flooring and splashback, ceiling recess spotlights, plumbing for a washing machine, space for a dryer and some cupboard storage.

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W.C: 1.76M x 1.44M

Tiled walls and flooring, white W.C. extractor, frosted double glazed fire escape opener, boiler encased in a cupboard, ceiling recess spotlights, white counter tap sink with chrome mixer tap, chrome heated towel radiator and LED wall mirror.

Rear Porch: 1.74M x 2.45M

Tiled flooring, fixed double glazed unit, Upvc rear door, underfloor heating panel on the wall and ceiling light.

First floor landing: 7.48M x 3.22M

Carpet flooring, feature ceiling light, ceiling recess spotlights, six panel double glazed front elevation, two single panel radiators and a room thermostat on the wall.

Bedroom Two: 3.64M x 5.64M

Carpet flooring, T.V. wall connection, ceiling light, single panel radiator, built in wardrobes and two double glazed fire escape unit.

En-suite: 1.96M x 3.51M

Four-piece bathroom, feature hydro massage shower, free standing white bath with chrome mixer tap and shower hose, sink and W.C. vanity unit, frosted double glazed unit with an opener, ceiling recess spotlights, extractor, chrome heated towel radiator and a LED wall mirror.

Bedroom Three: 5.09M x 3.66M

Carpet flooring, T.V. wall connection, ceiling light, single panel radiator and two double glazed fire escape units.

En-Suite: 2.72M x 1.47M

Large shower tray with chrome power shower and a glass sliding door, extractor white

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W.C. white sink with chrome mixer tap, fully tiled walls and flooring, frosted double glazed unit with an opener, chrome heated towel radiator and a LED wall mirror.

Bedroom Four: 5.64M x 4.48M

Carpet flooring, T.V. wall connection, feature ceiling light, sliding wardrobes, single panel radiator and two double glazed fire escape units.

En-suite: 2.7M x 1.75M

Sparkle tiled flooring, tiled walls, ceiling recess spotlights, extractor, double glazed frosted unit with an opener, LED wall mirror, white W.C. white sink with chrome mixer tap, some cupboard storage and a chrome heated towel radiator.

Bedroom Five: 3.62M x 3.36M

Carpet flooring, T.V. wall connection, ceiling light, single panel radiator and a double-glazed fire escape unit.

En-suite: 1.36M x 2.48M

Large shower tray with chrome power shower and a glass sliding door, extractor white W.C. white sink with chrome mixer tap, fully tiled walls and flooring, frosted double glazed unit with an opener, chrome heated towel radiator and a LED wall mirror.

Second Floor Landing: 1.81M x 1.12M

Carpet flooring, ceiling recess spotlights and a smoke alarm.

Master Bedroom: 4.73M x 6.37M

Carpet flooring, T.V. wall connection, ceiling recess spotlights, four Velux windows, two single panel radiators, eaves storage, his and her walk-in wardrobes, both with ample clothes rails and shelving and a raised area for the bed.

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Walk-in Wardrobe: 4.48M x 2.61M

Carpet flooring, ceiling recess spotlights, dressing area with feature mirror, ample clothes rails, shelving and storage, and loft hatch.

En-suite: 2.73M x 3.72M

Four-piece bathroom suite, large double shower tray with chrome power shower and fixed glass shower screen, extractor, chrome heated towel radiator, his and hers sink, both with wall mirrors, white W.C. free standing bath with chrome mixer tap and shower hose, frosted double glazed unit with an opener and fully tiled walls and flooring. We also have a built-in sauna with tiled flooring and ceiling recess spotlights.

The property also benefits from the below:

Alarm system, CCTV, Electric gates, electric garage door, no water bills ever as had a water bore hole installed, water plant purification system fitted so fresh clean drinking water 24/7, sewage plant system with access to empty every 12 months, hot tub area with outside tap lighting and plug sockets with phone charger, full planning to build a sun room where the decking is, space blanket insulation to roof, all floors and ceilings insulated, pressurised heating system, under floor water heating to ground floor, silent floor system fitted so no squeaking floors, oak flooring to tv room and dining room, under floor heating to all en-suites, all stonework cut in to block sets hand cut on site by builder.

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