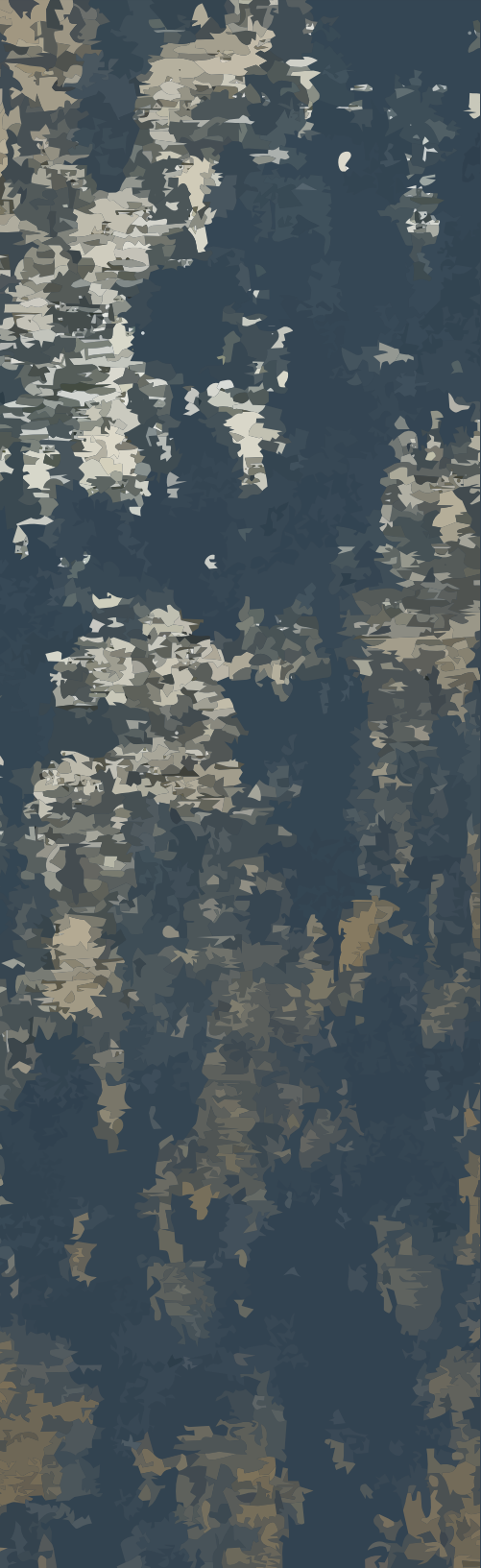




ROSE BARN

BOLTON

ROSE BARN, BOLTON

Tucked away within an exclusive gated community of just five homes, Rose Barn offers a rare combination of privacy, character and modern convenience. Surrounded by open skies and enjoying panoramic views across the surrounding landscape, this four-bedroom semi-detached barn conversion occupies a wonderfully secluded setting whilst remaining only minutes from excellent motorway links, local amenities and well-regarded schools.

The current owners have carefully updated the property, creating a home that is warm, welcoming and ready to move straight into. Character and contemporary comfort sit comfortably side by side, with generous living spaces, landscaped gardens and excellent outdoor entertaining areas making it equally suited to family life and hosting friends.

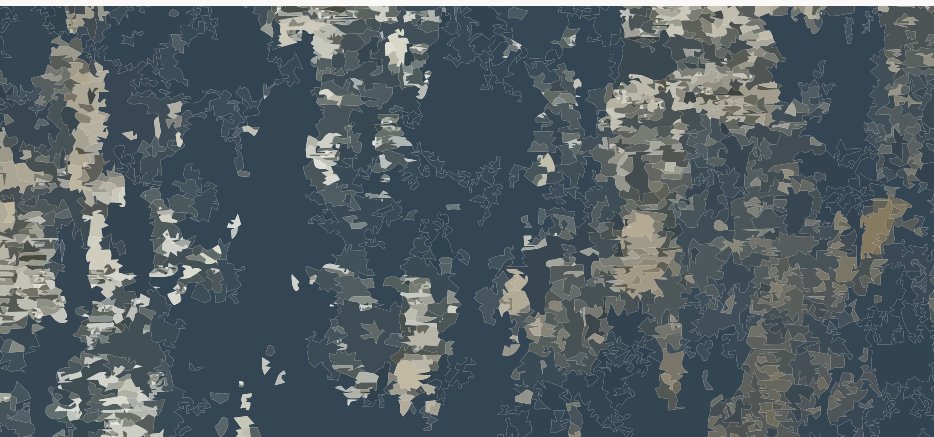


ROSE BARN

CHARACTER, PRIVACY & LIFESTYLE

Turning into Butterfield Hall Farm, the pace of life immediately begins to slow. Set behind electric gates and shared with just four neighbouring homes, Rose Barn enjoys a peaceful setting that feels wonderfully tucked away. Landscaped lawns, attractive planting and traditional Victorian-style lanterns create a welcoming approach, while the characterful brick elevations and soft sage-green joinery hint at the quality found within. A private driveway provides generous off-road parking for multiple vehicles alongside a detached double garage, ensuring practicality matches the home's sense of arrival.

A York stone pathway leads to the front door, framed by colourful borders and carefully maintained gardens. The setting is private without being isolated, with open countryside stretching beyond the development and a wonderful sense of space all around.





ROSE BARN



WELCOME HOME

Stepping inside, you're greeted by a spacious reception hall that introduces the quality found throughout the home. Rich hardwood flooring flows beneath your feet, while the striking oak staircase with its glass balustrade forms an elegant architectural centrepiece. Light pours in from both the front and rear of the house, giving the entrance an airy, open feel, and the contemporary timber slatted feature wall provides a stylish finishing touch.



The ground floor flows beautifully, balancing everyday family life with spaces designed for entertaining, offering a collection of rooms that are both beautifully presented and wonderfully versatile. To one side of the entrance hall sits a flexible reception room, currently arranged as a sitting room but equally suited to life as a home office, snug or playroom. Opposite, the formal dining room provides an elegant setting for entertaining while also adapting effortlessly to modern home working if required.





ROSE BARN

LIVING & ENTERTAINING

The real heart of the home lies at the rear. Flooded with natural light, the family room is where everyday life naturally unfolds, whether that's relaxing together at the end of the day, entertaining friends or simply spending time as a family. A bespoke media wall with integrated storage and a contemporary flame-effect fire creates a striking focal point, while the recently fitted carpet adds warmth and comfort underfoot. Bi-fold doors open directly onto the garden, allowing indoor and outdoor living to blend seamlessly throughout the warmer months.

Beyond the family room, the adjoining sitting room offers a quieter retreat. Centred around a contemporary Contura log-burning stove, it's an inviting place to enjoy a morning coffee, curl up with a good book or simply unwind beside the fire. From here, the layout flows naturally into the kitchen.





ROSE BARN, BOLTON

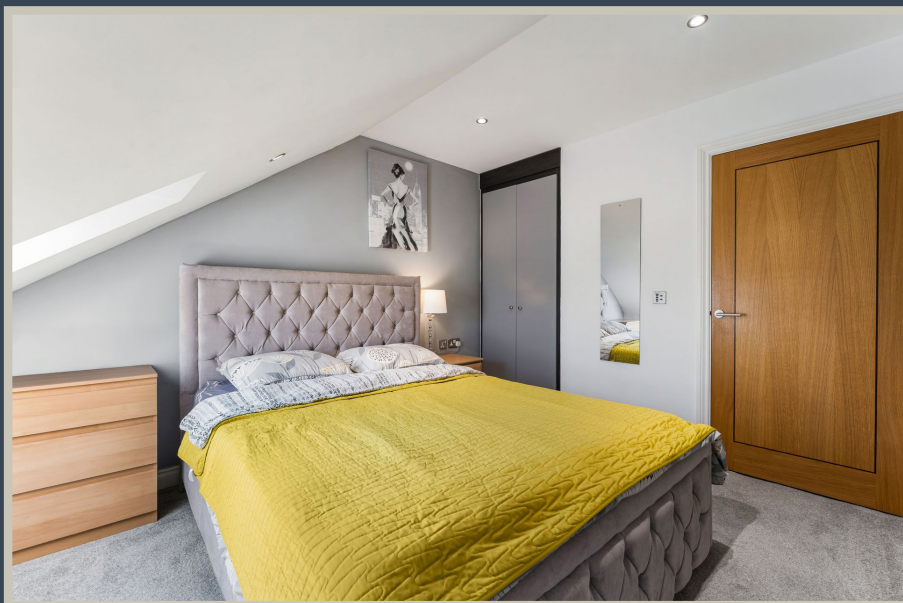


Recently refreshed with new flooring, the kitchen combines generous granite worktops with extensive cabinetry and a comprehensive range of integrated Neff appliances. It's a space equally suited to everyday cooking and entertaining, while the separate utility room keeps laundry and household tasks out of sight. A downstairs WC completes the ground floor accommodation.

A PEACEFUL FIRST FLOOR RETREAT



The first floor has been designed with comfort and practicality in mind, comprising four beautifully presented bedrooms that offer flexible accommodation for families of all ages. The principal bedroom is a calm and inviting sanctuary, offering ample space for freestanding furniture and served by a contemporary en suite shower room finished in timeless neutral tones. Filled with natural light, it's a peaceful place to begin and end each day. The remaining three bedrooms are all well balanced and finished to the same high standard, each benefiting from fitted wardrobes and offering the flexibility to become children's bedrooms, welcoming guest accommodation or dedicated spaces for home working or hobbies as family life evolves. Completing the first floor is a modern family bathroom, finished in classic neutral tones and serving the remaining bedrooms with ease.



ROSE BARN, BOLTON

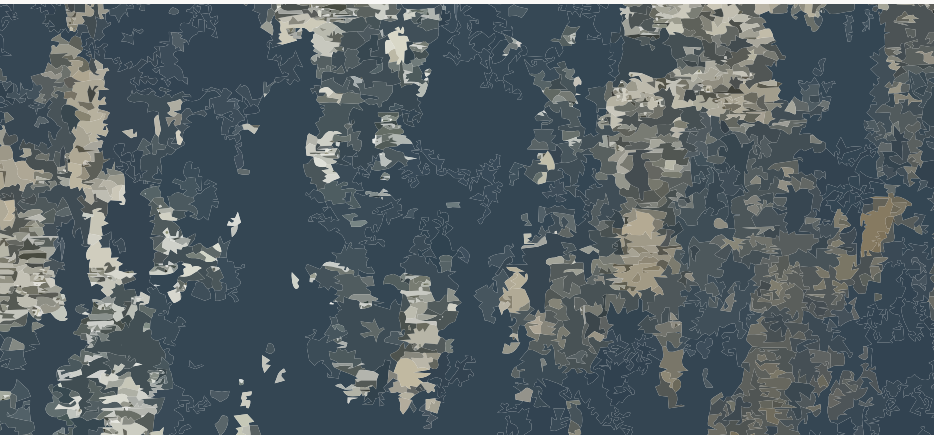
ROSE BARN

GARDENS MADE FOR ENTERTAINING

The gardens have been beautifully landscaped with entertaining and relaxation firmly in mind, creating a series of outdoor spaces that are as enjoyable as they are easy to maintain. Extensive York stone terraces provide wonderful spots for morning coffee, family barbecues or evening drinks, while the beautifully maintained lawn is framed by mature planting that provides privacy without interrupting the views across the surrounding countryside. From sunrise to sunset, it's a setting that's difficult to tire of.

A particular highlight is the timber gazebo, home to a sheltered hot tub where you can relax throughout the year while taking in the peaceful surroundings. Nearby, the detached garden lodge creates an entirely different atmosphere. Complete with a log-burning stove and comfortable seating, it's an inviting retreat for entertaining friends, watching the seasons change or simply escaping with a glass of wine on cooler evenings.

As evening descends, subtle garden lighting transforms the outdoor spaces into a welcoming extension of the home, while the panoramic outlook takes on a completely different character. The current owners say New Year's Eve is especially memorable, with fireworks visible across the surrounding skyline from the comfort of the garden.











IN THE NEIGHBOURHOOD

Butterfield Hall Farm enjoys a peaceful semi-rural position on the edge of Bolton, offering a countryside setting without sacrificing convenience. The property sits within easy reach of everyday amenities, with supermarkets, independent shops and local services all available in the surrounding area. For a wider choice of shopping, dining and leisure, Middlebrook Retail and Leisure Park is around 15 minutes away by car. Here you'll find an excellent selection of high street retailers, restaurants, cafés, a cinema, bowling and gym facilities, while Bolton town centre offers a further range of independent businesses, bars and eateries.

For those who enjoy spending time outdoors, the surrounding countryside provides plenty to explore. The nearby West Pennine Moors, Rivington Pike, Smithills Estate and Jumbles Country Park are all within easy reach, offering miles of scenic walking and cycling routes, along with several popular country pubs to enjoy along the way.

Families are well served by a choice of respected primary and secondary schools nearby, while commuters will appreciate the property's location close to Junction 5 of the M61, providing straightforward access to Manchester, Preston and the wider North West. It is a setting that successfully combines the peace of countryside living with the convenience of having everything close at hand.



ROSE BARN, BOLTON



ROSE BARN, BOLTON



ROSE BARN, BOLTON

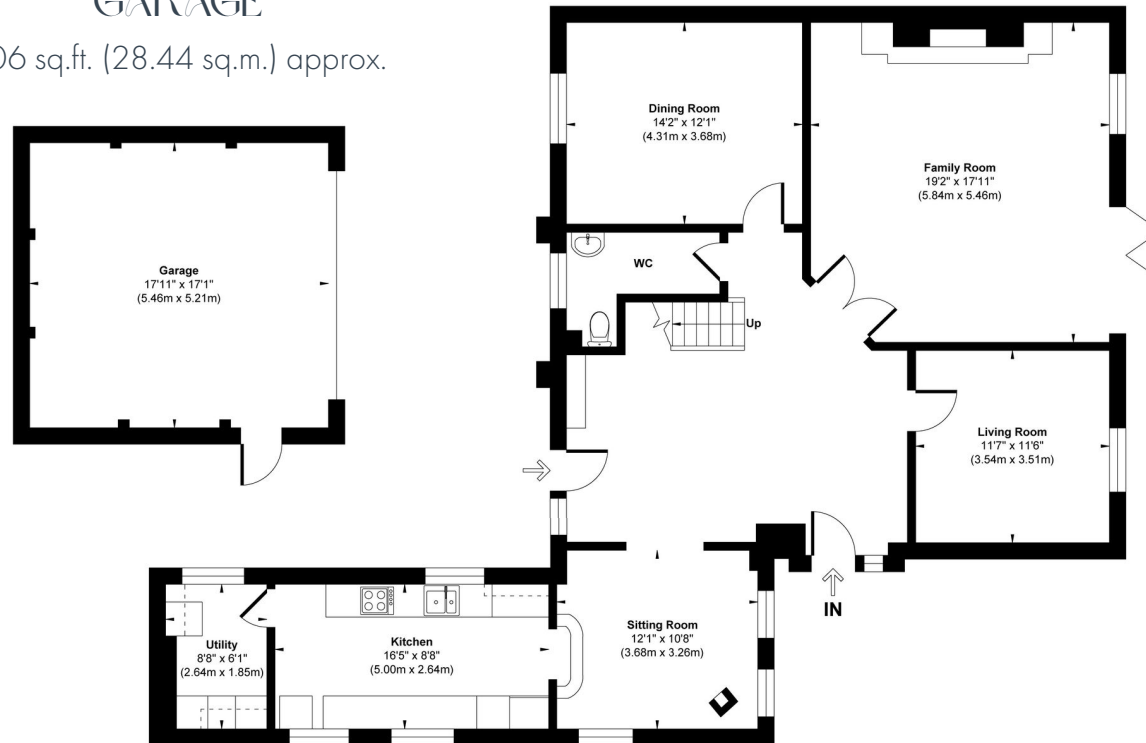
FLOORPLAN

GROUND FLOOR

1357 sq.ft. (126.03 sq.m.) approx.

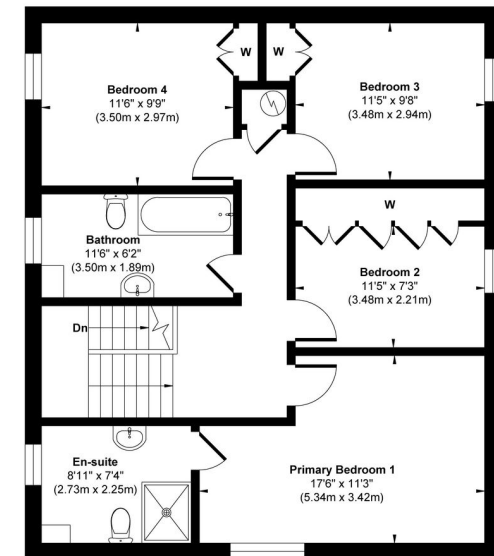
GARAGE

306 sq.ft. (28.44 sq.m.) approx.



FIRST FLOOR

826 sq.ft. (76.72 sq.m.) approx.



APPROX. GROSS INTERNAL FLOOR AREA: 2489 sq.ft / 231.19 sq.m (including garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

KEY FEATURES

- Positioned within a private gated community of just five homes, offering peace, privacy and a strong sense of exclusivity
- A beautifully presented semi-detached barn conversion combining character, generous living space and modern comforts
- Flexible living spaces including a family room, formal dining room and cosy sitting room to suit modern family life
- Impressive family room with a bespoke media wall, flame-effect fire and bi-fold doors opening onto the garden
- Kitchen refreshed with new flooring, granite worktops and integrated Neff appliances, plus a separate utility room
- A spacious main bedroom with a stylish en suite shower room, creating a peaceful retreat at the end of the day
- Detached garden lodge complete with a log-burning stove
- A private driveway providing off-road parking for multiple vehicles alongside a detached double garage
- A peaceful semi-rural setting with easy access to the M61, Middlebrook Retail Park and surrounding countryside

DISCLAIMER

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ROSE BARN

Butterfield Hall Farm

Plodder Lane

Bolton

BL5 1AW

WATCH
THE
VIDEO



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