

TREE TOPS

HOLLINHURST DRIVE





WHERE ART MEETS FUNCTION

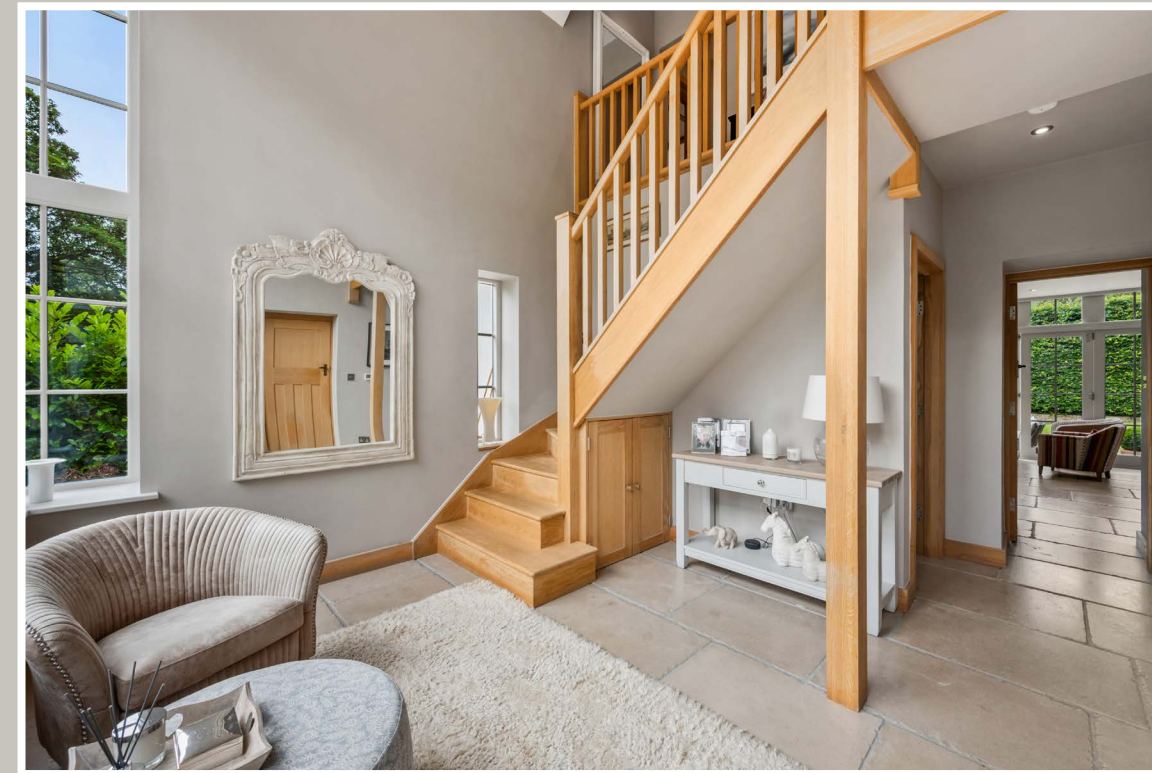
Set behind white five-bar gates on a quiet, leafy road in one of Bolton's most desirable neighbourhoods, this exceptional Arts and Crafts-style home has been completely redeveloped to combine its unique character with the best of contemporary living. Now doubled in size, the property blends architectural features with a high-spec interior, offering four spacious double bedrooms with boutique-style en suite bathrooms, and expansive living spaces designed for both family life and entertaining. Bespoke hardwood windows and doors adorn the handsome exterior, while inside, rich oak woodwork and LED lighting run throughout, with water-fed underfloor heating warming the ground floor. The layout centres around a stunning open-plan breakfast kitchen with bifold doors to the west-facing garden, alongside a separate utility room, a lounge with French doors and a log burner, and additional sitting and study spaces for added flexibility. Practicality has also been carefully considered, with a Megaflo water system, an integral garage featuring bifolds and internal access, CCTV at the front and rear, a gravelled driveway providing ample parking, and an electric vehicle charging point. All this is just minutes from Lostock train station, Bolton School, and scenic countryside walks.



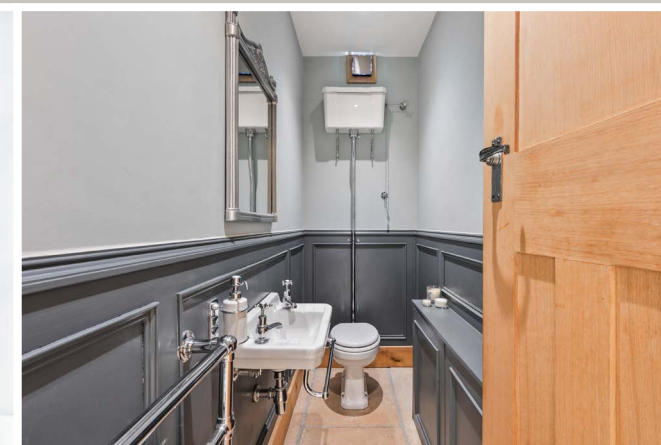
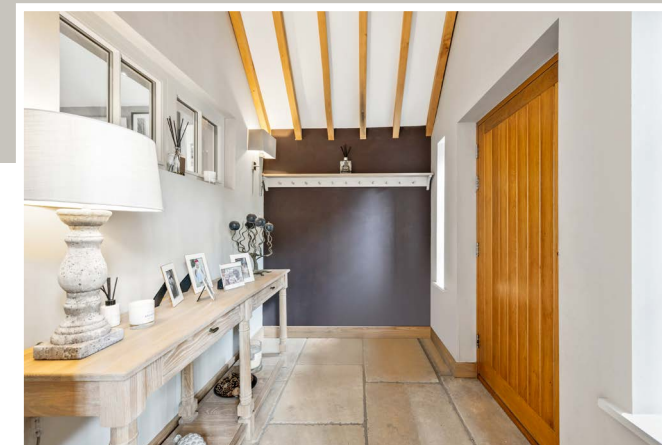
WALK ON IN

Framed by prominent front gables, white rendered walls, and brick detailing, the gabled porch with a solid oak panelled door opens into a welcoming area for removing coats and shoes, brightened by tall windows and crowned by a vaulted oak-beamed ceiling.





The heated stone flooring underfoot flows into a dramatic entrance lobby or snug, where the beamed ceiling, finished with an opulent chandelier, soars above. The double-height bay window elevates the space further with its cathedral-like proportions, allowing the sun to pour in, illuminating the way as you ascend the statement oak staircase. Just off the lobby, you'll find a cloakroom decorated in tonal greys to the walls and wainscoting, which nod to the period-inspired sanitaryware, including a high-level toilet and heated towel rail. Opposite, the soft grey tones continue in the study, complementing the stone floor.



WINE & DINE

The heated stone flooring and soft grey-and-white tones continue in the breakfast kitchen, stretching across the rear of the house. Here, a wall of windows and bifold doors flood the room with natural light, drawing the eye out to the beautifully landscaped garden. At its heart, a bespoke Neptune kitchen has been fitted with premium Neff appliances – including two integrated fridges and freezers – and topped with crisp white Silestone work surfaces. These mirror the white cabinetry, while a substantial grey central island offers contrast, seating, and an additional sink alongside the double Belfast sink beneath the window.

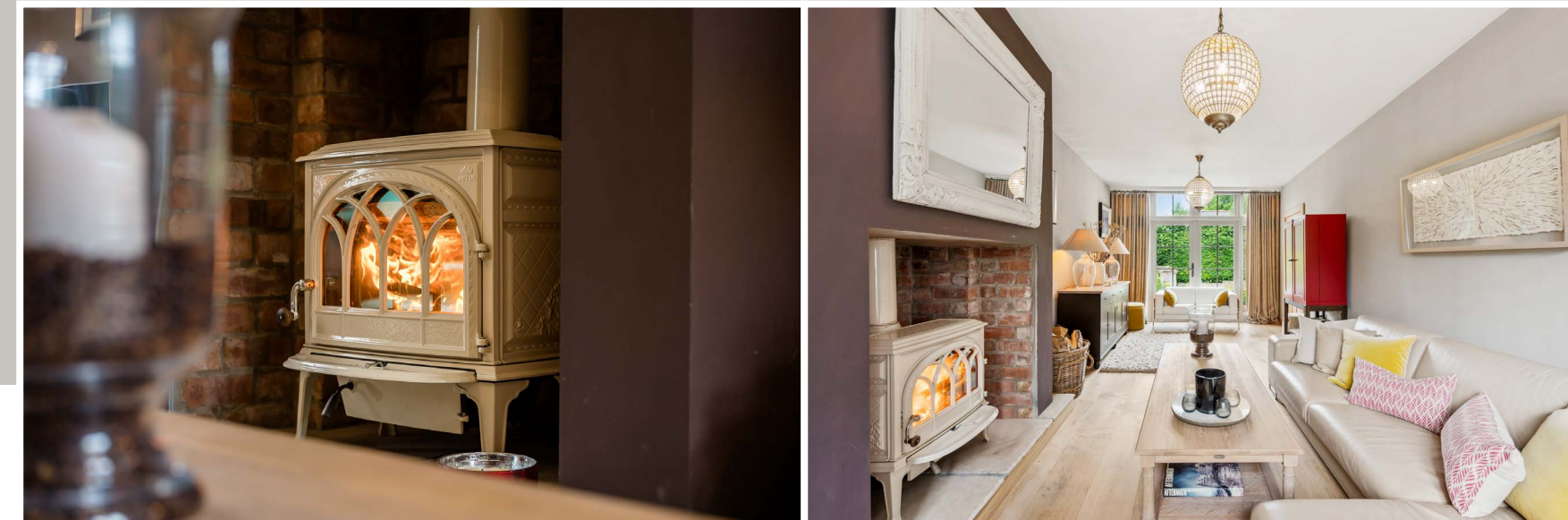


A four-oven Aga with a hot plate has been paired with a cream Jøtul Norwegian log burner for added character and comfort. Grey metro-tiled splashbacks add texture to the walls, and sleek chrome pendant lights illuminate both the island bar and a dedicated dining area. There's even a discreet point for a wall-mounted television, making this beautifully finished kitchen the true heart of the home – ideal for everyday living, relaxed gatherings, and entertaining.



The adjoining utility room keeps day-to-day tasks neatly out of the way. Oak cabinetry pairs with black work surfaces to provide ample storage, while a Belfast sink and full-height open shelving make laundry and household chores feel effortlessly organised. There's space for hidden appliances beneath the counters, and a traditional brick floor adds warmth and texture underfoot. A charming barn door opens directly to the garden, ideal for airing laundry or coming in from muddy walks. Additionally, you have internal access to the garage and a two-piece WC. There's space for hidden appliances beneath the counters, and a traditional brick floor adds warmth and texture underfoot. A charming barn door opens directly to the garden, ideal for airing laundry or coming in from muddy walks. Additionally, you have internal access to the garage and a two-piece WC.





On the opposite side of the kitchen, the living room offers a wonderfully inviting retreat that spans the full depth of the house. With dual-aspect light from a front casement window and full-height French doors at the rear, the space is beautifully balanced between natural light and garden views. A fitted blind and column radiator sit beneath the front window, while the solid oak flooring brings warmth and a sense of continuity throughout. A cream Jøtul Norwegian log burner adds both style and cosiness, making this an ideal spot for relaxing year-round. Elegant pendant lights provide a soft glow in the evenings, and the gentle two-tone décor enhances the room's calm, refined feel. Whether you're curled up by the fire or throwing open the doors to the terrace, this is a space that adapts to every season.



Travelling up the oak staircase, pause to admire the beautiful vaulted ceiling, with the oak beams reflecting the wide oak floorboards that flow across the spacious, spot-lit landing and four double bedrooms, each decorated in a minimalist, airy palette. All four spot-lit bedrooms also boast open-plan bathrooms individually designed to promote the opulent luxury you'd find in a boutique hotel, all finished with Burlington of London or Neptune fixtures and fittings.



RISE & SHINE

Brightened by dual-aspect windows, the master sets the scene for quiet evenings with its double-ended rolltop bath, served by a coordinating chrome heated towel rail. In the main bathroom area, you'll also find a walk-in rainfall shower, marble-topped double basin vanity unit, mid-level toilet, and a traditional-style heated towel rail. Finish your morning and evening routine in an adjoining dressing room with oak furniture – there are fitted wardrobes in the bedroom, too.



The second bedroom is similarly set up, with the period-inspired en suite shower room integrated into the room, along with a gorgeous double-ended slipper roll-top bath finished with chrome claw feet to match the Burlington taps and shower attachment. The final two bedrooms are equally spacious and immaculately presented, each with a luxury rainfall shower room, as beautifully tiled and finished as the other two.



STEP OUTSIDE

The garden is a thoughtfully landscaped extension of the home, with neat hedging from the front drive, where you'll find a wood store, continuing around to frame the generous, west-facing rear plot. An extensive stone terrace wraps around two sides of the sweeping lawn, creating multiple sun-soaked seating areas that catch the light throughout the day. Bifold and French doors from the main living spaces open directly onto the terrace, creating a seamless transition for parties and easy access for busy children.



Vibrant flower beds and established trees infuse the garden with colour and shade, while mature shrubs provide structure, and a pretty summerhouse offers a peaceful retreat. There's also a useful timber shed in the far corner. Discreet exterior lighting ensures the garden can be enjoyed well into the evening, whether dining al fresco, entertaining friends, or simply relaxing in the last of the sun.





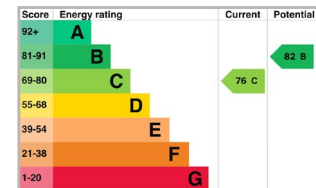
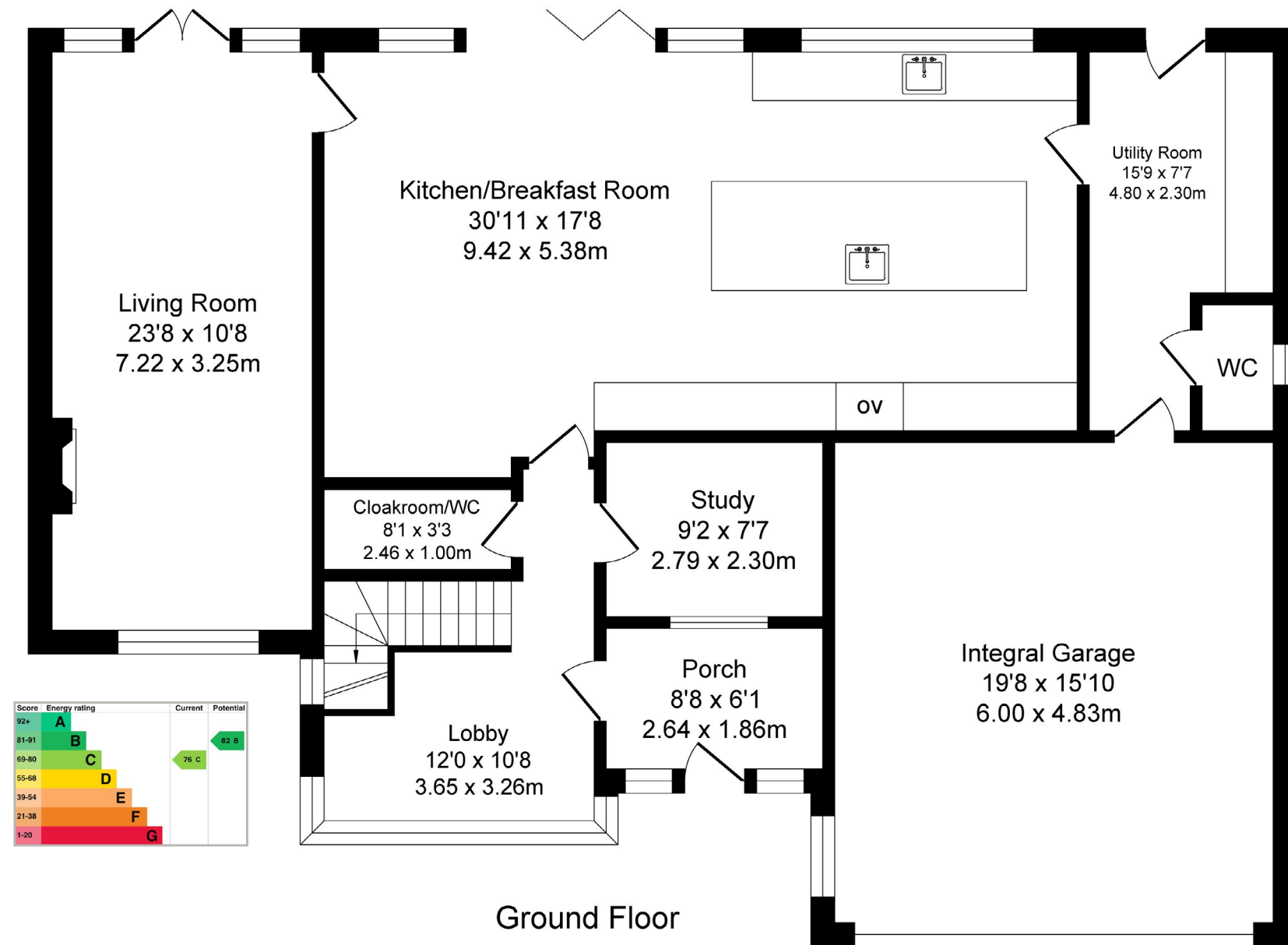
OUT & ABOUT

Lostock is a residential district of Bolton, 3.5 miles from the town centre and 13 miles northwest of Manchester. Its strategic location offers the best of town and countryside. A short drive takes you to bustling Market Street in Westhoughton, with its cafés and shops. Closer to home, many of our local sellers particularly recommend The Victoria Inn (Fanny's), Bob's Smithy, the newly refurbished Blundell Arms, Luciano's, and No 19 at Regents Park Golf Club (dog-friendly) for coffee, breakfast, or a bite. Outdoor lovers will enjoy the nearby West Pennine Moors, the flat circular walk around High Rid Reservoir, Bolton Golf Club, and Rivington Reservoir with its hikes, pubs, and tea rooms. There are also beautiful parks, David Lloyds gym at Queens Park, Markland Hill Racquets Club, Bolton Arena Sports Village, BWFC at Middlebrook, and Lostock Tennis Club. **Getting Around** - Lostock station, a mile away, runs regular services to Manchester and the airport, with connections north to Blackpool or Barrow. The M61 (junctions 5 and 6) and regular bus services to Bolton station via Clevelands Prep and Bolton School are close by. **Schools** - Within five minutes are Bolton School (with nursery, infant, junior, senior, and sixth forms) and Clevelands Preparatory. Well-rated state schools nearby include Ofsted 'Outstanding' Lostock Primary, Markland Hill Primary, and Eden Boys' School.

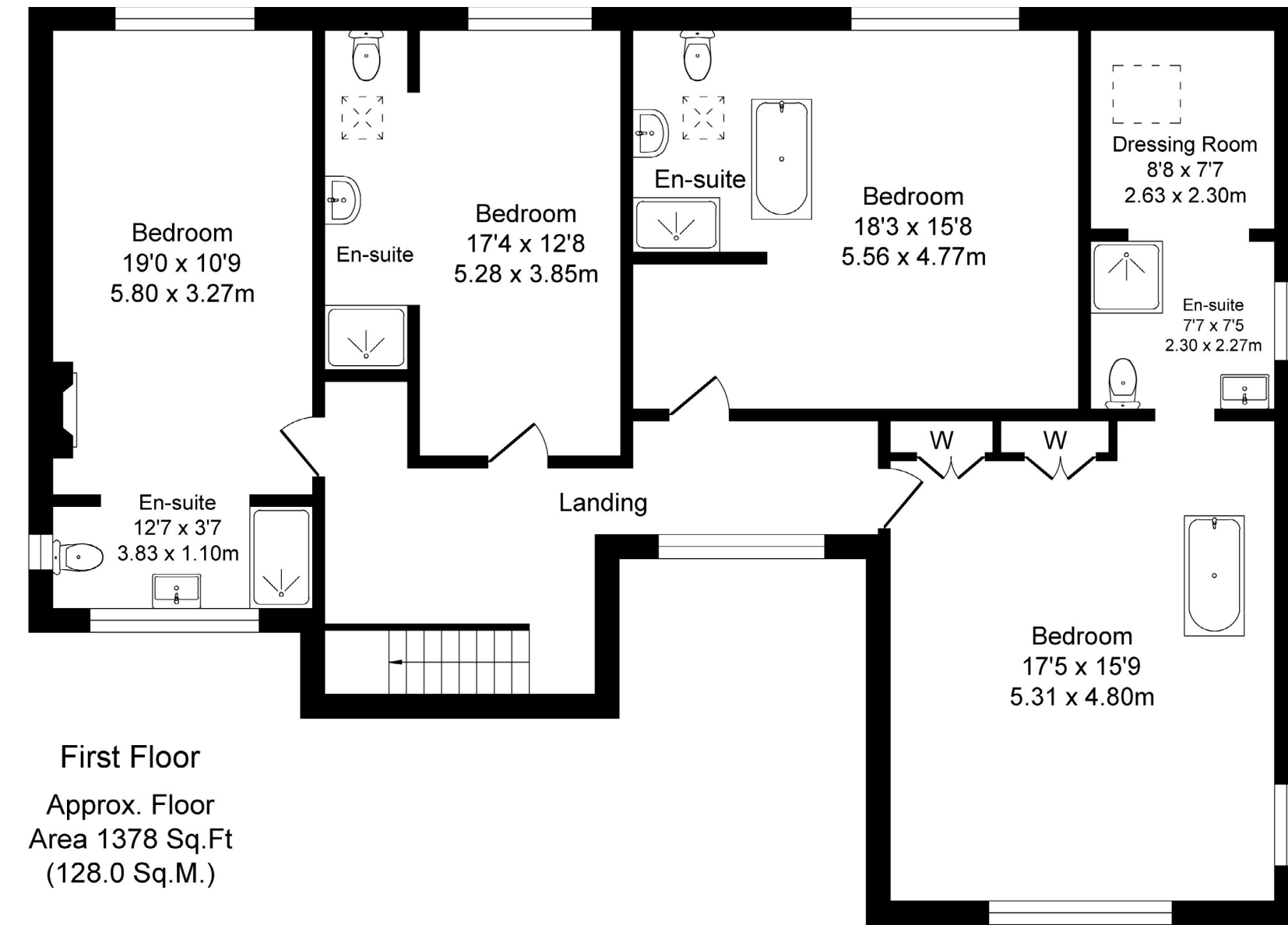
KEY FEATURES

- A stunning Arts and Crafts-style home with prominent front gables, white rendered walls, brick detailing, and bespoke hardwood windows and doors, in a sought-after Bolton neighbourhood
- Completely redeveloped and doubled in size, blending original character with high-spec modern living across four spacious double bedrooms, each with boutique-style en suite bathrooms
- Features a showcase open-plan breakfast kitchen with bespoke Neptune cabinetry, Neff appliances, four-oven Aga, Silestone worktops, large island, and bifold doors to a west-facing landscaped garden
- Luxurious, characterful interiors include rich oak woodwork, vaulted beamed ceilings, heated stone and oak flooring, LED lighting, Norwegian Jotul log burners, and cathedral-like bay windows
- Practical high-end systems with water-fed underfloor heating, Megaflo water system, integral garage with bifolds, CCTV, ample gravelled parking, and an EV charging point
- Hotel-inspired bedrooms with opulent en suites featuring roll-top or slipper baths, rainfall showers, Burlington or Neptune fittings, marble vanities, and heated towel rails
- Beautifully landscaped west-facing garden with stone terraces, mature shrubs, flower beds, summerhouse, timber shed, discreet lighting, and direct access from bifold and French doors
- Flexible living spaces ideal for family life and entertaining, including a lounge with log burner and French doors, sitting and study areas, cloakroom, utility with Belfast sink, barn door, and intern
- Prime location close to top schools and transport links, minutes from Lostock station, Bolton School, the M61, and scenic walks around High Rid Reservoir and Rivington
- Near shops, restaurants, leisure parks, golf and tennis clubs, and countryside pubs, perfectly balancing vibrant town life with rural tranquillity





Ground Floor
Approx. Floor
Area 1545 Sq.Ft
(143.5 Sq.M.)



First Floor
Approx. Floor
Area 1378 Sq.Ft
(128.0 Sq.M.)

Total Approx. Floor Area 2923 Sq.ft. (271.5 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.

TREE TOPS,
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