



THE STEEPLES
Westhoughton



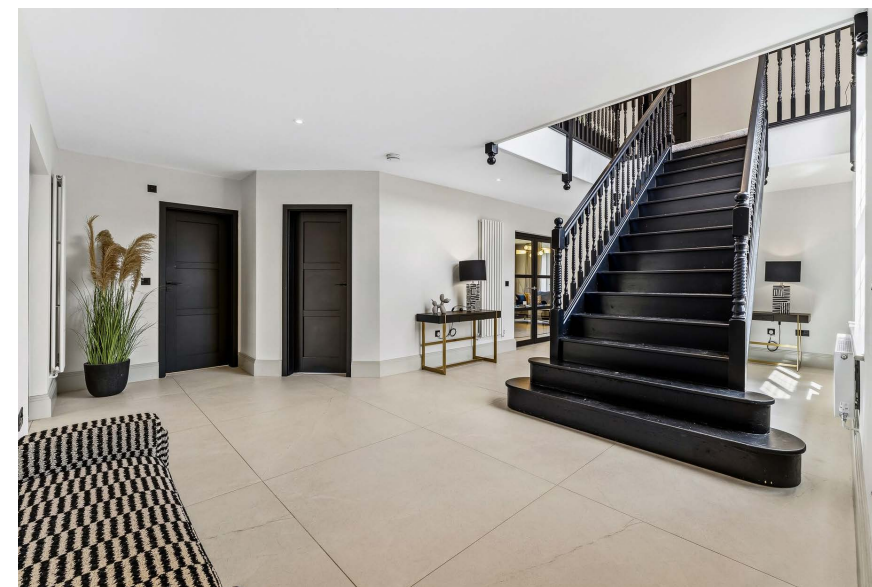
A Private Estate, Reimagined

Hidden behind electric gates on one of Westhoughton's most prestigious residential addresses, this remarkable residence occupies a beautifully landscaped large plot, combining over 7,800 sq ft of impeccably refurbished accommodation with outstanding lifestyle facilities, including a floodlit padel court.

Originally constructed for the current owners and now comprehensively transformed, virtually every element of the home has been replaced or upgraded. From the infrastructure behind the walls - including a complete new central heating system and full electrical rewire - to the bespoke kitchen, luxury bathrooms, premium joinery, intelligent lighting, integrated audio and CCTV security, this is effectively a new home wrapped within an already impressive build. Offering six beautifully appointed bedrooms, six bathrooms, multiple reception rooms, an impressive entertainment room, gym, home office and magnificent open-plan living spaces, this is a home designed for modern family life without compromise.

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A Grand Arrival



Electric wrought-iron gates open onto an expansive driveway with a central turning circle, generous parking and an oversized integral double garage. The striking red-brick façade, symmetrical elevations and impressive double-height glazed entrance immediately create an unforgettable first impression. Stepping inside, the scale of the home becomes instantly apparent. A dramatic entrance hall, flooded with natural light from the full-height arched glazing, is complemented by contemporary porcelain flooring, bespoke lighting, elegant black aluminium glazed doors and a beautifully crafted staircase that forms the centrepiece of the home. Every finish has been carefully considered, with new flooring, plastered walls and ceilings, bespoke skirting boards and contemporary internal doors creating a calm and sophisticated feel throughout.



The Heart of the Home

At the heart of the home is a beautifully designed open-plan kitchen, dining and family room that has been completely reimagined for contemporary living. The bespoke kitchen is centred around a substantial quartz island and is fitted with an outstanding range of integrated appliances, including three ovens, two microwaves, two refrigerators and two dishwashers, making it equally suited to everyday family life and large-scale entertaining.

Natural light pours in through expansive glazing and multiple sets of French doors that open directly onto the rear terrace, effortlessly connecting the interior with the landscaped gardens beyond. Integrated ceiling speakers provide seamless audio throughout the ground floor and continue onto the patio, creating the perfect atmosphere whether entertaining guests or enjoying quieter evenings at home. Practicality has not been overlooked, with a generous utility room featuring bespoke cabinetry, ample storage and even a dedicated dog shower. A separate first-floor laundry room has also been created, allowing the day-to-day running of a busy family home to remain effortlessly organised.



Spaces to Live, Work and Entertain



One of the defining features of The Steeples is the flexibility of its accommodation. The impressive entertainment room stretches almost forty feet in length beneath vaulted ceilings with exposed timber trusses, creating a spectacular space for family movie nights, sporting events or entertaining on a grand scale. A bespoke media wall with an oversized screen and premium Bose sound system forms the focal point of the room, while a stylish bar and the generous proportions allow the space to adapt effortlessly to every occasion.

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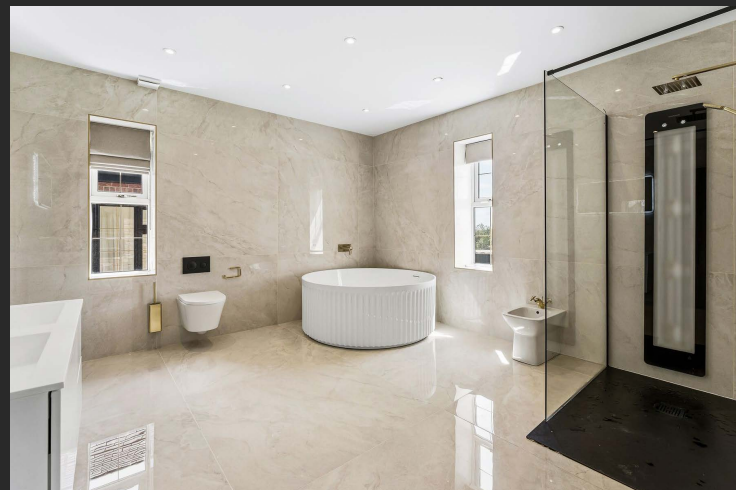
Elsewhere, the home offers a variety of reception spaces to suit every occasion. A dedicated office provides an ideal environment for working from home, while an additional study offers further flexibility. The gym has also been completely refurbished with mirrored walls and enjoys direct access onto the rear terrace. Together, these versatile spaces allow the home to adapt effortlessly to the needs of modern family life, ensuring every member of the household has a place to work, relax, entertain or pursue their own interests.

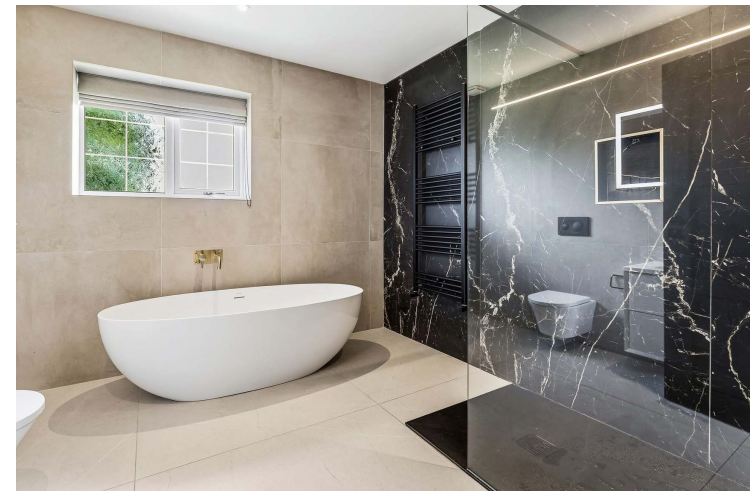
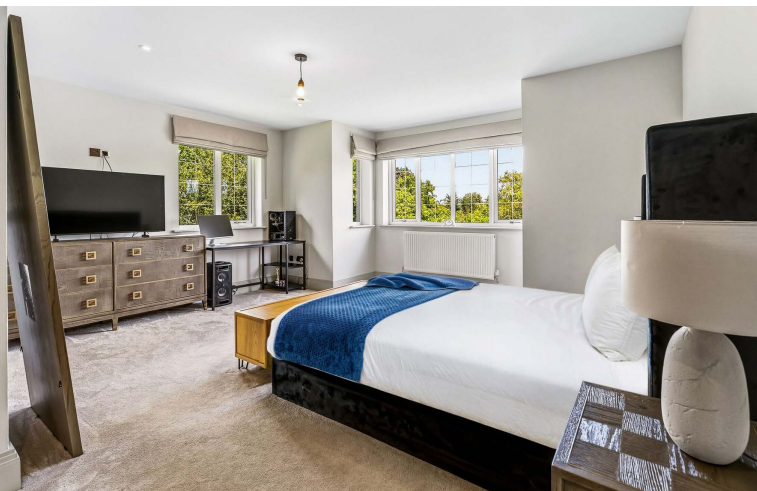


Luxury Bedroom Suites

The first floor is centred around a magnificent galleried landing that leads to four beautifully appointed bedroom suites, including a stunning principal suite worthy of a luxury boutique hotel. The principal bedroom now benefits from bespoke his-and-hers walk-in dressing rooms with fitted wardrobes, while the newly created en-suite bathroom has been transformed into a private wellness retreat featuring premium porcelain tiling, a freestanding bath, a steam room, sun shower and designer sanitaryware.

Every bathroom throughout the home has been completely remodelled using premium fixtures, designer sanitaryware and contemporary finishes, with underfloor heating adding an extra touch of comfort and luxury. The second floor continues the flexibility of the home, with two further bedrooms, including an impressive principal-style suite of remarkable proportions. This expansive room comfortably accommodates both a sleeping area and a generous lounge, creating a private retreat that could equally suit older children, long-stay guests or multi-generational living.







Crafted for Contemporary Living

Behind the elegant interiors lies an equally impressive level of investment, with every major element of the home carefully upgraded during an extensive refurbishment. A completely new central heating system, full electrical rewire, integrated multi-room audio, feature lighting throughout, comprehensive CCTV providing full external coverage, a modern alarm system and upgraded external lighting and power have all been installed. Three bespoke media walls with integrated LED lighting, premium internal joinery and carefully selected contemporary finishes complete what is a truly turnkey home.



Outdoor Living at Its Best

The gardens have been professionally landscaped to create a series of outdoor spaces that complement the scale and style of the home. Extensive sandstone terraces wrap around the rear elevation, providing the perfect setting for al fresco dining, summer entertaining or simply relaxing with family and friends. A hot tub sits at the heart of the terrace, while expansive lawns stretch across the rear and side of the property, creating a wonderful sense of space and offering endless opportunities for children to play or for keen gardeners to further personalise the grounds.

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Positioned away from the main entertaining terrace, the professionally installed floodlit padel court is a standout addition, providing a superb facility for year-round recreation and adding another dimension to this outstanding family home. The generous plot allows the gardens to unfold beautifully around the house, creating distinct spaces for entertaining, recreation and relaxation. Mature planting, extensive lawns and thoughtfully designed landscaping combine to provide an impressive outdoor setting that is as practical as it is attractive.



Out and About

Westhoughton is a town in Bolton, Greater Manchester, 5 miles east of Wigan and 13 miles northwest of Manchester. Within the boundaries of the historic county of Lancashire, Westhoughton was once a centre for coal mining, cotton spinning and textile manufacture. Today, it's known for its bustling Market Street, with its delightful array of cafés and shops, new bars and restaurants, all within a 12-minute walk.

The town is well connected with the wider region by road and rail. For example, you're close to two junctions on the M61, while frequent bus services run to Bolton, Wigan and Leigh. Furthermore, Westhoughton and Daisy Hill stations are served by Northern trains between Southport and Manchester via Wigan Wallgate. Trains from Westhoughton to Manchester Piccadilly run via Bolton, while trains from Daisy Hill to Manchester Victoria run via Atherton.

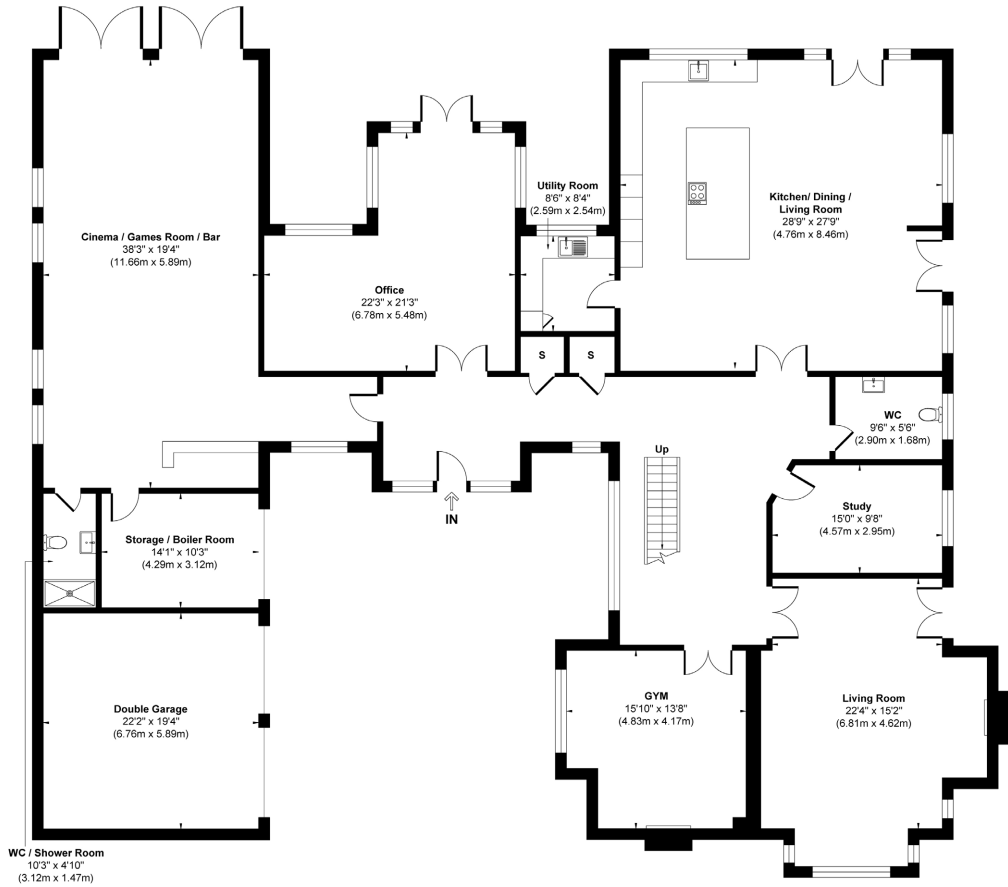
In addition, a range of well-rated primary schools and nurseries, along with Westhoughton High School, are within a short walk or drive. For independent options, head down the road to find Bolton School – a popular independent offering a co-educational nursery, co-educational infant school, single-sex junior schools and single-sex senior schools, including sixth forms – and Cleavelands Preparatory School.

The semi-rural location also makes the area ideal for those who enjoy an active lifestyle. On your doorstep, you'll find nature reserves located at Hall Lee Bank Park, Cunningham Clough, Eatock Lodge at Daisy Hill, and two local golf clubs.

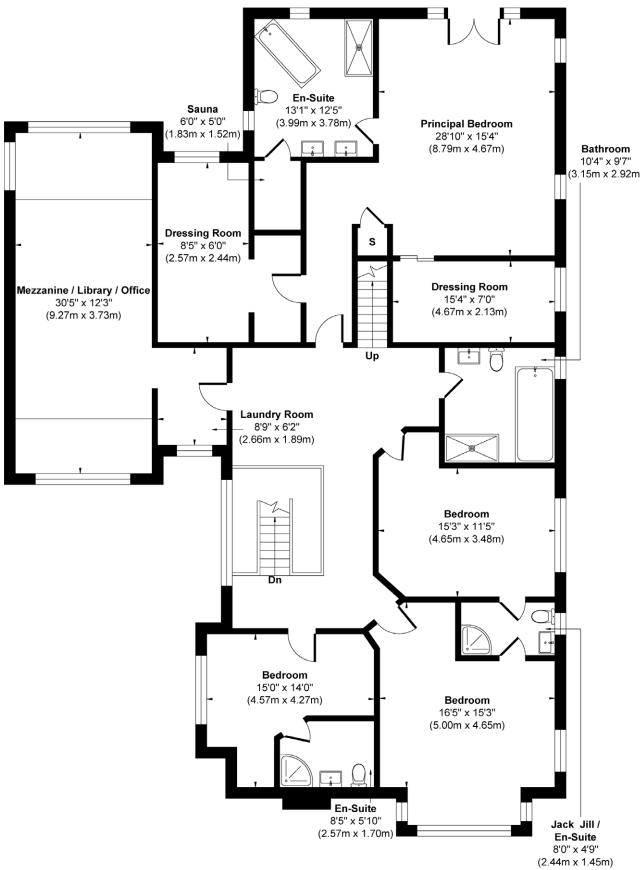
Meanwhile, just 20 minutes away, Rivington Reservoir is a fantastic place to hike or visit the local pubs and tea rooms. You'll also discover many sought-after sanctuaries within the nearby West Pennine Moors or further afield in the Lake District and the Yorkshire Dales.

The historic town of Bolton offers an extensive range of everyday amenities, including major supermarkets, retail parks, healthcare facilities and leisure amenities. Middlebrook Retail and Leisure Park is just 15 minutes away by car, offering a wide selection of shops, restaurants, cafés, a cinema and family entertainment, while Bolton town centre provides further shopping, dining and cultural attractions.

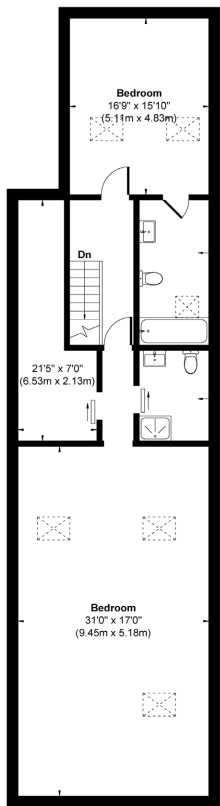
Ground Floor
4196 sq.ft. (389.82 sq.m.) approx.



First Floor
2501 sq.ft. (232.35 sq.m.) approx.



Second Floor
1121 sq.ft. (104.14 sq.m.) approx.



Approx. gross internal floor area: 7818 sq.ft / 726.31 sq.m (including garage)

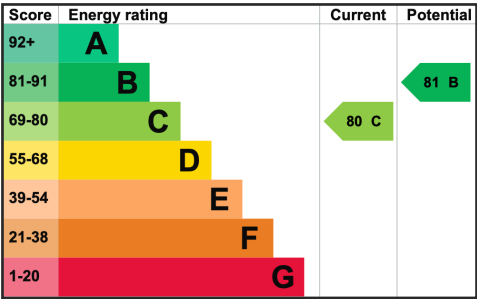
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement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

Key Features

- Prestigious gated residence on a large landscaped plot
- Six bedrooms and six luxury bathrooms
- Bespoke open-plan kitchen, dining and family room
- Stunning principal suite with twin dressing rooms and spa-inspired en suite
- Impressive entertainment room with vaulted ceiling, bar and integrated Bose sound system
- Dedicated home gym, office and study
- Floodlit private padel court and professionally landscaped gardens
- Comprehensive renovation with premium finishes and smart home technology
- Oversized double garage and extensive gated parking

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.





THE STEEPLES

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WATCH
THE
VIDEO



BURTON JAMES

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