

# BOTTOM O'TH' MOOR

NUMBER THIRTY





## CHARACTER, COUNTRYSIDE & CONTEMPORARY COMFORT

Dating back approximately 285 years, this remarkable detached stone home combines rich period character with carefully considered modern upgrades to create a truly distinctive residence in one of Horwich's most picturesque settings. Positioned within easy reach of Middlebrook Retail and Leisure Park, Horwich Parkway station, and major commuter links, the property also enjoys immediate access to some of the region's finest countryside walks, including Rivington, High Rid Reservoir, and the surrounding West Pennine Moors. Originally configured as a four-bedroom home, the current owners have thoughtfully remodelled the layout to create two exceptionally generous bedroom suites with highly versatile living space. Importantly, the property could readily be returned to a four-bedroom arrangement without extending, making it ideally suited to growing families or multi-generational living. Throughout the home, original features have been beautifully preserved and enhanced, including exposed beams, oak flooring, restored fireplaces, and striking sandstone hearths with wood-burning stoves. Modern improvements such as underfloor heating beneath York stone floors, a recently refitted kitchen, CCTV, alarm system, replacement windows and doors, and reroofing to the single-storey extension ensure the property is equally practical for contemporary living.





## WELCOME HOME

Approached through secure electric gates, the property immediately impresses with its handsome stone-built façade and charming cottage proportions. Beyond the gates, a newly landscaped cobbled courtyard provides parking for up to five vehicles, creating a striking yet private arrival experience. Mature surroundings, uninterrupted views, and the peaceful setting combine to create a wonderful sense of tranquillity, further enhanced by the friendly semi-rural community.





Step inside and the home reveals a wealth of warmth, character, and natural light. Original exposed beams contrast beautifully against crisp neutral décor, while oak flooring and traditional stone detailing reinforce the property's heritage throughout. The ground floor flows seamlessly between the principal reception spaces, perfectly balancing cosy cottage charm with practical modern living. The principal lounge is both elegant and wonderfully comfortable, centred around a magnificent sandstone fireplace with a wood-burning stove. Dark oak flooring, exposed beams, and feature stonework create a refined country-house feel, whilst a large picture window perfectly frames the stunning outlook across the surrounding landscape. Thoughtfully arranged seating areas make the room ideal for both quiet evenings and social occasions alike.





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Beyond, the dining room provides a wonderfully sociable living space, where York stone flooring and exposed timbers create an instantly inviting atmosphere. Double doors draw natural light into the room whilst opening directly onto the south-facing patio and gardens beyond, creating a seamless connection between indoor and outdoor living. A striking staircase rises beside the dining area, adding further architectural character and a wonderful sense of openness. Whether hosting family gatherings or relaxed evening meals, the room has been designed equally for entertaining and everyday living.

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## HEART OF THE HOME

Recently refitted to an excellent standard, the kitchen forms the true social hub of the house. Beautifully balancing contemporary styling with the character expected of a home of this age, the space has been designed with both practicality and entertaining in mind. Quartz worktops wrap around the room and extend across a substantial central island, creating generous preparation space alongside an informal seating area where family and guests naturally gather. At the centre of the kitchen sits an impressive induction Rangemaster cooker, framed by marble-effect splashbacks and bespoke shaker-style cabinetry. Integrated storage has been thoughtfully incorporated throughout, whilst open shelving and feature lighting soften the contemporary finishes and add warmth to the room. Above the traditional Belfast sink, a large picture window draws natural light into the space whilst framing attractive views of the surrounding greenery and stonework outside. York stone flooring with underfloor heating continues seamlessly through the kitchen, reinforcing the home's timeless character whilst ensuring everyday comfort. Recessed lighting and statement pendants above the island create an inviting atmosphere from day through to evening.

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One of the most charming features of this part of the home is the dual-sided wood-burning stove, positioned beneath an original timber beam and stone hearth. Linking the kitchen and dining room both visually and atmospherically, it creates an unmistakable sense of cosy country living during the colder months. The open flow between the kitchen and dining room works exceptionally well for modern family life, allowing each space to feel connected whilst retaining its own distinct identity and character.





## PRACTICAL SPACES

Completing the ground floor are a number of thoughtfully designed practical spaces which perfectly complement the home's character and functionality. The entrance porch provides a warm and welcoming secondary entrance, beautifully styled with patterned flooring, cottage-style doors, and large windows overlooking the surrounding greenery. Positioned just off the porch is a conveniently located ground floor WC, ideal for guests and day-to-day family living. To the rear of the property, an additional hallway leads through to a separate utility room, providing valuable laundry and storage space away from the principal living areas. External access from this hallway creates a highly practical entrance after countryside walks, gardening, or outdoor pursuits, further enhancing the balance between charming period living and modern convenience. Throughout the home, the quality of the renovation is immediately apparent. Original fireplaces have been carefully restored, whilst modern additions such as underfloor heating beneath the York stone floors ensure the property remains as comfortable as it is characterful.





## REST & RETREAT

The current configuration provides two exceptionally large double bedrooms across the upper floors, each offering proportions rarely found even in substantial period homes. The principal bedroom suite spans much of the first floor, enjoying lovely countryside views and a wonderful sense of privacy, whilst an adjoining snug creates a cosy retreat ideal for reading, relaxing, home working, or television viewing. Beautifully presented throughout, the principal suite blends period character with contemporary comfort. Exposed ceiling beams and a feature fireplace retain the home's heritage, whilst bespoke fitted wardrobes and carefully considered décor add a refined modern finish. Large windows flood the room with natural light and frame attractive views across the surrounding landscape, creating a calm and restful atmosphere. The luxurious adjoining bathroom has been finished to an exceptional standard with marble-effect tiling, a freestanding bath, separate walk-in rainfall shower, and quality contemporary sanitaryware, creating a wonderfully spa-like feel.





The second floor hosts another expansive bedroom suite which could equally serve as an alternative principal bedroom thanks to its exceptional proportions and versatile arrangement. Rich in character, the room features exposed stonework, original timber beams, bespoke oak doors, and extensive fitted storage, all complemented by elevated countryside views. The stylish adjoining en suite includes a large walk-in rainfall shower, quality fittings, and deep-set stone mullioned windows which enhance the bright and airy feel, creating a luxurious and highly private upper-floor retreat. Adjacent to the bedroom is an impressive open-plan landing and reception area currently arranged as a home gym and workspace. Originally configured as a bedroom, the space could readily be reinstated if required, offering excellent flexibility for growing families or changing lifestyle needs. A striking exposed stone chimney breast, vaulted ceilings, substantial dark timber beams, and herringbone flooring create a dramatic focal point, whilst elevated views and a conveniently positioned WC add further practicality and versatility to this floor.





## BEAUTIFUL OUTDOOR LIVING

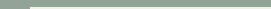
The landscaped gardens and grounds have been carefully designed to complement both the character of the home and its exceptional semi-rural setting. Arranged with a series of stone terraces, manicured lawns, and beautifully stocked planting beds, the outdoor spaces enjoy an excellent degree of privacy whilst making the very most of the far-reaching countryside views. A generous south-facing patio provides a superb setting for outdoor dining, entertaining, or simply relaxing in the sun. Overlooking surrounding fields and rolling landscape beyond, it offers an ever-changing outlook throughout the seasons, whilst feature lighting creates an equally inviting atmosphere into the evening. The sweeping stone-set driveway and carefully shaped lawns create an impressive approach to the property, framed by mature trees, dry-stone walling, and colourful borders that soften the landscape beautifully. Multiple seating areas have been thoughtfully positioned to capture sunshine at different times of day, allowing owners to fully appreciate both the tranquillity and panoramic surroundings. Despite the peaceful rural atmosphere, the property remains remarkably well connected, with distant views extending towards the Toughsheet Community Stadium, home of Bolton Wanderers Football Club, visible on the horizon. The surrounding landscape also attracts an abundance of wildlife, with deer, peregrine falcons, buzzards, kestrels, and owls all regularly spotted from the house and gardens, creating a rare connection to nature that is increasingly difficult to find.





## IN THE NEIGHBOURHOOD

Positioned on the edge of the West Pennine Moors beneath the iconic Rivington Pike, Horwich offers an exceptional balance of countryside living and everyday convenience. The area combines a strong sense of community with excellent access to leisure facilities, shopping, and transport links. Bolton town centre lies around six miles away, whilst Manchester can be reached in approximately 20 miles, making the location ideal for both commuters and those seeking a more rural lifestyle. Everyday amenities are exceptionally well catered for, with Middlebrook Retail and Leisure Park just a short drive away. Home to a wide range of shops, supermarkets, restaurants, cafés, cinema facilities, and the Toughsheet Community Stadium, it provides an excellent hub for both convenience and entertainment. Horwich town centre itself offers a more traditional feel, with independent cafés, local pubs, bakeries, and long-established businesses adding further character to the area. For those who enjoy the outdoors, the setting is particularly special. The nearby Rivington countryside offers miles of scenic walking and cycling routes across reservoirs, woodland, and open moorland, whilst destinations such as Rivington Pike, Lever Park, and Anglezarke Reservoir are all within easy reach. The area is exceptionally well suited to outdoor lifestyles, with sailing, horse riding, mountain biking, and golf all readily available nearby. The local dining scene is equally appealing, with a variety of well-regarded country pubs, restaurants, and cafés throughout Horwich, Rivington, and the surrounding villages. Popular nearby favourites include The Blundell Arms, The Brewery Bar & Kitchen, and Rivington Brewing Co Tap, alongside numerous independent coffee spots popular with walkers and cyclists exploring the surrounding countryside.

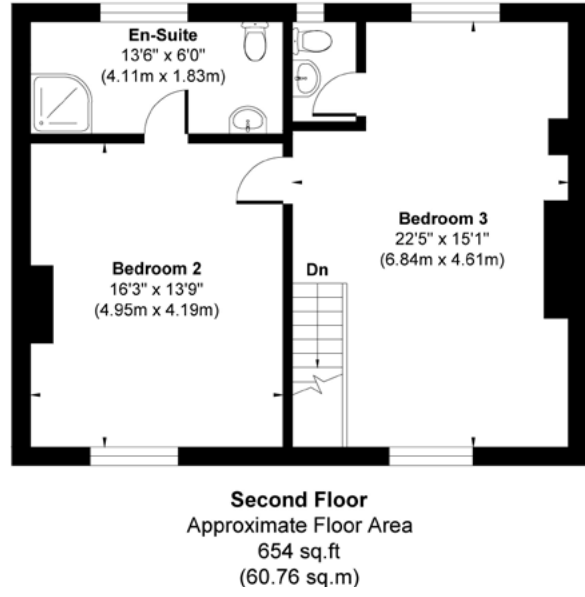
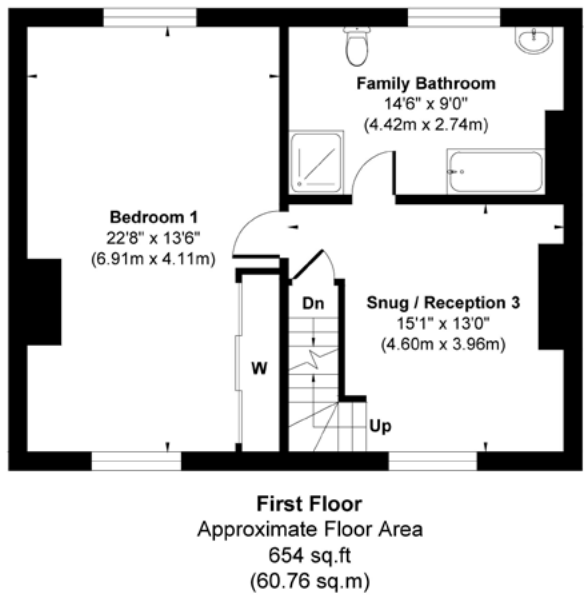
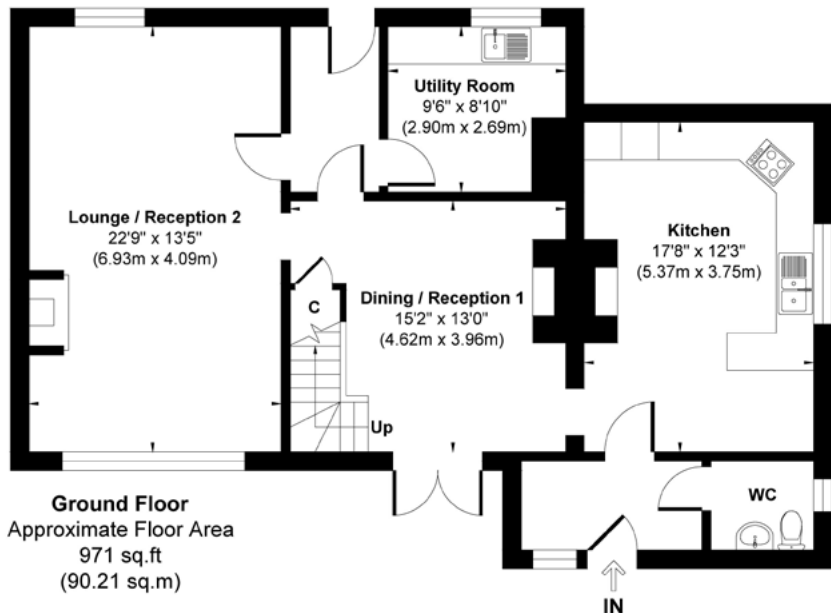




## SCHOOLS & CONNECTIONS

Families are well served by a strong selection of both state and independent schools nearby. Highly regarded local options include St Joseph's RC High School, Rivington & Blackrod High School, and several respected primary schools within Horwich itself. Bolton School and other independent options also remain easily accessible by road. For commuters, the location offers excellent transport connections. Horwich Parkway Station provides regular direct rail services to Manchester, Preston, and beyond, whilst the nearby M61 ensures straightforward access across the North West. Despite its peaceful semi-rural surroundings, the property remains exceptionally convenient for both daily travel and wider regional connectivity.





**Approx. Gross Internal Floor Area 2279 sq. ft / 211.73 sq. m**

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

- Beautifully restored Georgian detached stone home rich in original character and charm
- Originally a four-bedroom property, now offering two expansive bedroom suites
- Wealth of original features including exposed beams and restored fireplaces
- Idyllic semi-rural setting with far-reaching views and abundant wildlife
- Recently refitted bespoke kitchen with quartz worktops and induction Rangemaster
- Character features throughout including exposed beams, oak flooring, and restored fireplaces
- Dual-sided wood-burning stove linking the kitchen and dining room
- Landscaped south-facing gardens with stone terraces and feature lighting
- Secure electric gates and cobbled courtyard parking for multiple vehicles
- Excellent access to Rivington, Horwich Parkway, Middlebrook, and the M61

### 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.

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HORWICH  
BOLTON  
BL6 6QF

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VIDEO



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01204 582225 | [hello@burtonjames.co.uk](mailto:hello@burtonjames.co.uk)