





Directions

At junction 15 of the M60, exit towards M61/M6 North/Preston/Wigan/Bolton. Continue onto A666(M)/M61. Take a slight left onto M61 (signs for Preston). At junction 4, exit towards Leigh/Atherton/A6. At the roundabout, take the 3rd exit onto Watergate Ln. Next turn left onto Plodder Ln/B6199. Turn right onto a restricted-usage road.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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HOMES LIMITED



Saddlers Barn Plodder Lane

, Bolton, BL5 1AW

Offers over £695,000











- Three-bedroom barn conversion in a semi-rural gated
 Combines countryside charm with modern development off Plodder Lane.
- Three spacious double bedrooms filled with natural
- Expansive games room for entertainment and leisure. Large plot with east, south, and west-facing aspects for
- Outdoor patio, 8-person hot tub, and stunning garden with countryside views.
- conveniences.
- · Three luxurious, well-appointed bathrooms.
- all-day sunlight.
- Additional outbuildings complying of an office, double garage, and gym.

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Saddlers Barn is a remarkable three/ four bedroom barn conversion situated within a semi-rural gated development just off Plodder Lane. This unique property seamlessly blends the charm of countryside living with modern conveniences, making it an ideal home for families or those seeking a peaceful retreat.

The home boasts three generously sized double bedrooms, each providing plenty of space and natural light, ensuring a comfortable and private retreat for all occupants. A highlight of the property is the large games room, offering a flexible space ideal for entertainment and leisure, which can also serve as a fourth bedroom with the plumbing for an en-suite in place.

Saddlers Barn is set on a large plot of land, enjoying east, south, and west-facing aspects, which allows the home to be bathed in sunlight throughout the day. The outdoor amenities include a luxurious 8-person hot tub, which remains with the property, as well as a well-designed patio area ideal for alfresco dining or relaxing in the tranquil surroundings.

The garden is surrounded by stunning views of the countryside, offering a peaceful and picturesque setting that enhances the property's appeal. Additionally, Saddlers Barn boasts various outbuildings, including a fully-equipped office building, a double garage for secure parking, and a gym, catering to a

8'3" x 26'6" (2.53 x 8.08)

uPVC window and door to the front elevation, tiled flooring, inset spotlights, under stairs storage, power points, gas central heating radiator.

3'7" x 5'10" (1.10 x 1.79)

Inset spot lights, fully tiled flooring and partly tiled walls, extractor,

12'7" x 11'2" (3.86 x 3.41)

uPVC window with front elevation, fully tiled flooring, inset spot lights, power points,



26'9" x 12'7" (8.16 x 3.84)

uPVC windows with front and rear elevation, French doors to garden, feature fireplace, wood effect laminate flooring, gas central heating radiator, inset spot lights, tv point and power points and plumbing for an en-suite in place.



15'4" x 18'9" (4.69 x 5.74)

uPVC windows with side elevation, French doors to rear garden, wood effect laminate flooring, TV points,

10'2" x 31'10" (3.12 x 9.72)

Bi-folding doors to rear garden, fitted with a range of high gloss wall and base units with integrated appliances, induction hob with extractor fan, tiled flooring and inset spot lights



6'3" x 6'5" (1.93 x 1.97)

uPVC door to rear garden, fitted with a range of high gloss base units, tiled flooring and inset spot lights

11'8" x 12'10" (3.56 x 3.93)

Wood effect aminate flooring, loft access, storage with water tank and ceiling spot lights

20'4"x 11'6" (6.21x 3.53)

Juliette balcony with French patio doors, inset spot lights, carpet flooring, fitted wardrobes/ storage and power points,



Velux windows, fully tiled flooring and walls, three piece suite comprising of walk in shower cubicle, W.C., hand wash basin, inset spot lights, and extractor fan.

11'7" x 15'8" (3.55 x 4.78)

Velux window with front elevation, fitted wardrobes, inset spot lights, carpet flooring, gas central heating radiator, power points, and a TV point

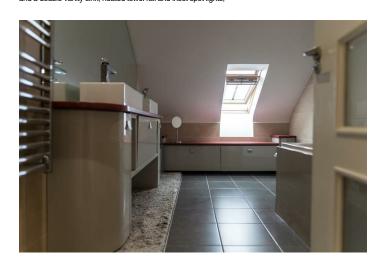


Bedroom Three 13'2" x 12'0" (4.02 x 3.68)

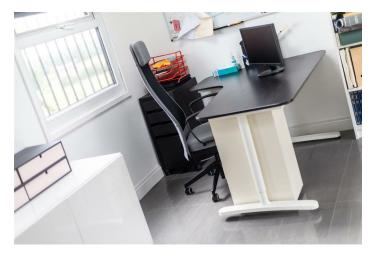
Velux window with rear elevation, fitted wardrobes, spot lights, and power points



Velux window, fully tiled walls and flooring, three piece suite comprising of a panel enclosed bath, W.C., and a double vanity sink, heated towel rail and inset spot lights,



uPVC windows and additional Velux windows, fully tiled flooring, inset spot lights,



10'10" x 15'5" (3.31 x 4.72)

Up & over garage door, power & lighting, door access to gym

Gym 7'10" x 20'7" (2.41 x 6.28)

uPVC windows, cushioned flooring and inset ceiling spot lights,

12'10 x 13 (3.91m x 3.96m)

Brick built, patio doors, fitted gas BBQ and inset ceiling spot lights





Tenure - Leasehold Council Tax - Bolton band G

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