



CARLTON HOUSE

BOLTON



A CHARACTER GEM

Welcome to 4 Carlton Road – a beautiful Victorian detached residence in just under 0.4 acres of grounds, just a short walk from Bolton School and fantastic eateries. Inside, you'll discover spacious, light-filled rooms, high frieze ceilings, original fireplaces, and a peaceful garden filled with birdsong. The house enjoys an interesting history. Owned by Bolton School as the Bursar's house from the 1950s to the 1980s, it features a wealth of original features. The north-east wing was added in 1909, designed by eminent Bolton architect Jonathan Simpson, who designed buildings for Lord Leverhulme, including parts of Rivington. Since the current owners acquired the property in 2007, they have carefully renovated it while preserving its key features. For example, they reroofed the house, retaining the original slates, repurposed the spare bedrooms into large bathrooms, and replaced the sash windows with high-quality, period-look double-glazing. More recently, a new modern kitchen was installed to create a bright multi-functional space using pure white quartz to reflect the ample natural light – a feature incorporated into the layout when an architect built the house at the turn of the century. However, there's potential to go further as there is lapsed planning to build a five-bedroom detached house on the grounds together with adding additional square footage and a detached garage to the property.



HIDDEN AWAY

Carlton Road is a quiet residential street behind Chorley New Road, combining convenience with tranquillity. The house itself is well-screened from view by high hedgerows and brick walls enclosing a gated paved driveway leading to an integral tandem garage. As you arrive, you're greeted by an impressive red-brick exterior adorned with bay windows, a mock Tudor gable, stone lintels and pretty hanging tiles. Cross the front lawn to meet the pedestrian footpath leading to a hidden entrance, where the original grey timber and glazed front door with brass furniture and a leaded transom window opens into the porch. Here, exposed brickwork and a character window to echo the transom set the period feel, which continues throughout.





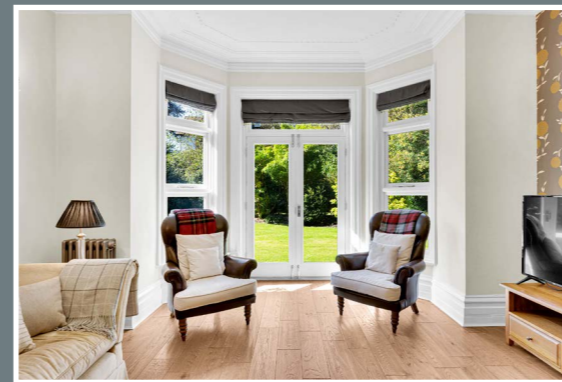
OLD MEETS NEW

Step through into the hallway. On your left, a vast canted bay window with upper leaded panes floods the spacious area with plenty of natural light, reflected by the incredibly high, soft-grey coved walls and tall white skirting boards to match the trimmed arches and picture rails. A feature tiled fireplace and a cast-iron radiator add to the instant cosy feel, while the engineered oak flooring flows into the fine lounge ahead.



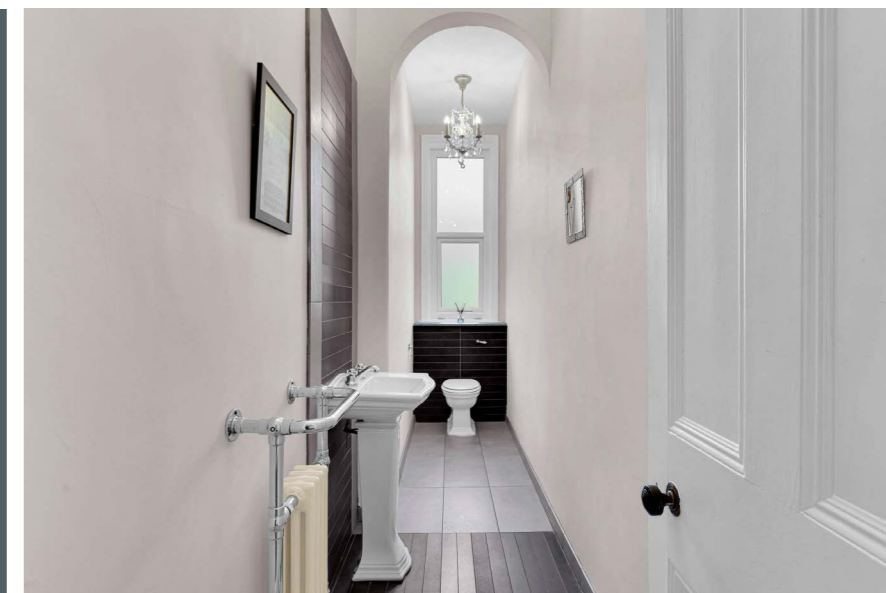


In here, another dramatic angled bay with fitted Roman blinds frames French doors, drawing the eye from the beautiful ceiling frieze, elegant coving, flamboyant rose, chandelier, and wall lights to the garden. At the same time, bold floral-themed wallpaper backs a statement mantelpiece and an original Victorian fireplace to bring the attention back inside.





Across the hall, you'll discover a formal dining room, this time brightened by a deep box-bay window overlooking the peaceful front garden. Delicate ceiling moulding, high picture rails, and subtle wallpaper combine to imbue mealtimes beneath the central chandelier with a refined air, while a soft neutral carpet runs underfoot. Returning to the hallway, you'll find access to a spot-lit, fully fitted and carpeted study brightened by a large awning window and fitted with the original butler's cabinets. Beside the study, there's a beautifully tiled WC with an impressive archway above period-sensitive sanitaryware, a Victorian-style radiator with towel rail, a tall window and a chandelier.



FAMILY TIME

Continue past a doorway giving access to the cellar, which houses a large Worcester combi boiler, a sink, and offers potential as a useful workshop or storage space. Enter the spot-lit kitchen – a fantastically bright and sociable hub centred around a quartz-topped central island bar and in-built storage seats to the dual-aspect windows. The neutral walls blend seamlessly with the sleek grey handle-free cabinetry, and under-cabinet lights pair with a linear chandelier pendant for extra lighting. In addition, the kitchen comes with a range of integrated appliances, including a NEFF oven, combi microwave oven, induction hob, a concealed dishwasher, and a fridge-freezer.



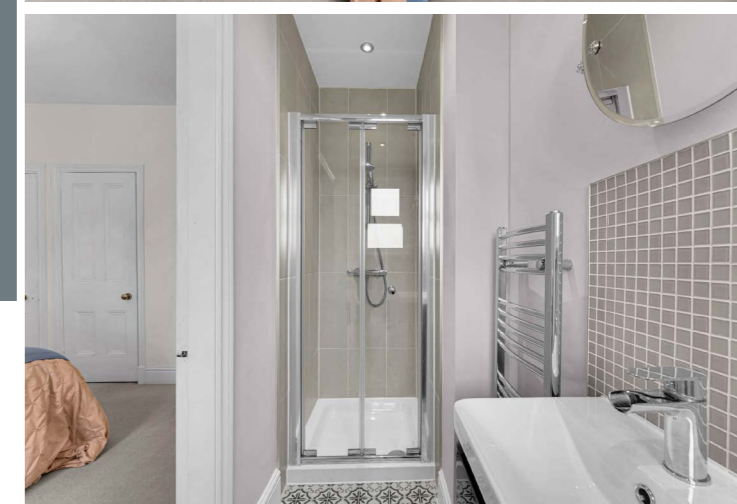
The practical Karndean vinyl flooring flows into the stylish spot-lit utility and boot room, which features extra cupboards, a deep original Belfast sink, space for laundry appliances, coat hooks, and direct access to the enormous integral garage/workshop running alongside the house. A new Solidor composite door with period style leaded glazing will take you back out onto the driveway.



The final reception room lies beyond the kitchen. With French doors onto the garden and fresh neutral décor, it's warmed by an exposed brick chimney breast housing a cosy wood burner, a designer vertical radiator, and mosaic parquet flooring.

From the hallway, a carpeted staircase with a traditional bannister brings you to a super-spacious landing lit by chandelier pendants, a skylight, and a highly detailed stained-glass feature window. The neutral carpet continues in all four double bedrooms on this floor, including a substantial master illuminated by a huge canted bay window and chandelier pendants. It also benefits from built-in wardrobes and furniture and a statement Victorian fireplace with tiled inserts backdropped by black-and-white floral wallpaper to match the Roman blinds.

SPACE FOR EVERYONE



In the spot-lit en suite, glossy two-tone format tiles offset the Lefroy Brooks period-inspired sanitaryware, a Victorian-style heated towel rail, an LED mirrored cabinet, and a double shower enclosure. Bright and cheerful, bedroom two also comes with in-built wardrobes and a beautifully tiled three-piece en suite shower room warmed by a tall chrome heated towel rail.

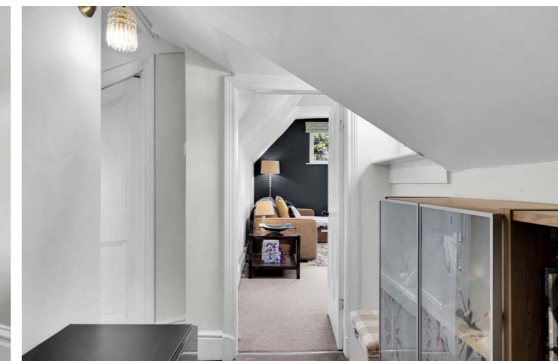
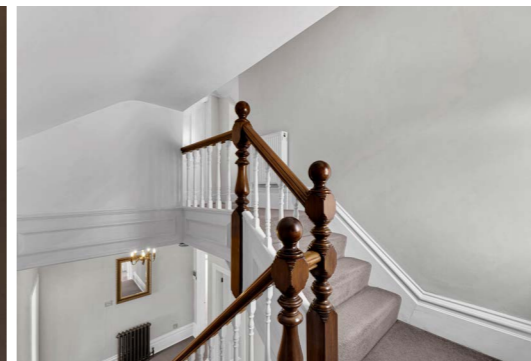


The final two bedrooms are spacious, characterful, and lit by large windows. These share a spot-lit family bathroom featuring a stunning roll-top, claw-footed bathtub with Lefroy Brooks traditional taps and a handheld shower attachment, an original fireplace and period-style radiator, a large shower enclosure, and a vanity basin unit and toilet coordinating with the stylish grey tiled splashbacks.





A second full staircase invites you onto the second floor, where you'll discover another oversized, carpeted bedroom with skylights and a broad window overlooking the garden. Painted beams, a Victorian fireplace, and a cast-iron radiator ensure the character seen below continues, creating a lovely feel for a bedroom, gaming den or sitting room. There's also a separate study area up here, along with a useful storage cupboard.



STEP OUTSIDE

Wrapping around two sides of the house, the extensive gardens belonging to the property create a peaceful oasis away from Heaton's hustle and bustle. Exploring the grounds, you'll find stone terraces, decked seating areas, and bordered lawns enclosed by mature hedgerows and trees, while varied shrubs and flowers offer plenty of texture and colour. With so much space to enjoy, you can easily imagine many lazy afternoons relaxing in the sun, listening to birdsong, or playing with the children. French doors at the back of the garage reveal a large summerhouse that would make a fabulous home office, gym, or studio.





OUT & ABOUT

The former mill town of Bolton sits in the foothills of the West Pennine Moors, just 10 miles from Manchester City Centre. The area is convenient for the nearby motorway network via the M61/M60, linking you to the north and the regional hubs of Liverpool and Manchester. Alternatively, Bolton train station runs services to Manchester in around 20 minutes and London Euston in just over 2.5 hours. A thriving town with an award-winning market that hosts an annual food and drink festival, Bolton is a great place for foodies, with excellent restaurants and eateries on your doorstep, including the Victoria Inn restaurant/bar – a chic pub with stone fireplace and terrace – and Retreat, which is known for its grill dishes and pizza by candlelight. Of course, you'll also find numerous essential amenities, including health and leisure facilities, major supermarkets, discount stores, and multiple retail parks (Middlebrook Retail & Leisure Park is only 10 minutes by car). The area is also great for those who love the outdoors, with many sought-after sanctuaries within the nearby West Pennine Moors, such as Doffcocker Lodge Nature Reserve, Rivington Pike and Walker Fold, and High Rid Reservoir, all just a short drive away. Beyond this, sporting enthusiasts can enjoy the racquets club in Markland Hill, various local golf courses and clubs for football, rugby, cricket, and boxing, while sports complexes (including a trampoline park) and fitness centres offer indoor family fun.

The friendly local neighbourhood is perfect for families looking for peace and security, with the ever-popular independent Bolton School (offering a co-educational nursery, co-educational infant school, single-sex junior schools and single-sex senior schools, including sixth forms) lying a five-minute walk down the road. However, there are several other well-regarded state primaries and secondaries in the area, including Tender Years Day Nursery and Markland Hill Primary (Ofsted-rated 'Good' and 'Outstanding', respectively) within walking distance. St Thomas of Canterbury RC School and its associated pre-school are also on your doorstep, while Clevelands Preparatory School is a mere three-minute drive. School buses pick up and drop off nearby for several local senior schools, with college buses to Runshaw running from Chorley New Road.



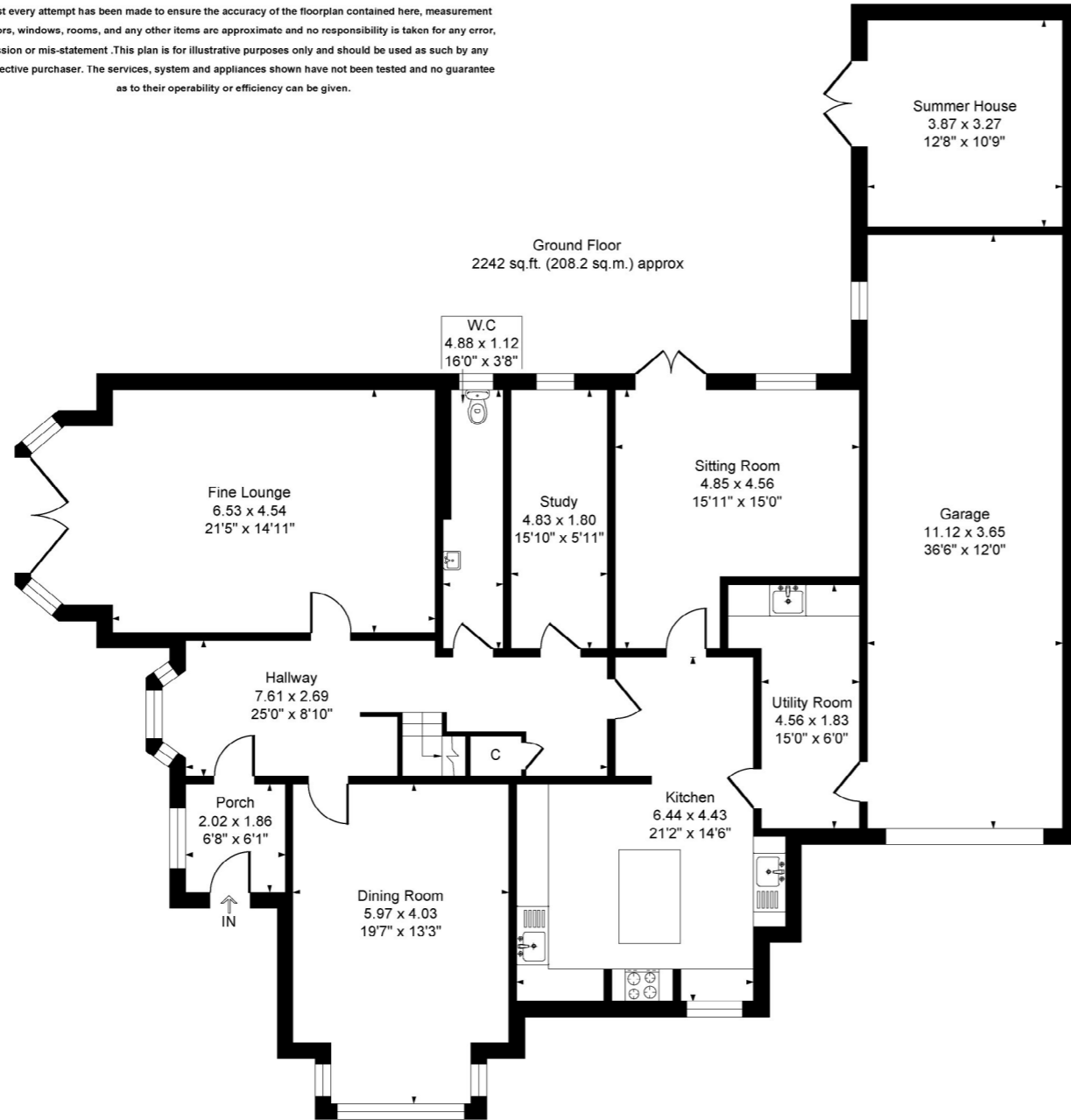
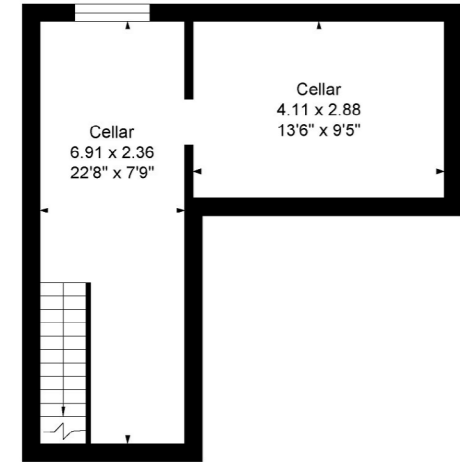
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

Total Floor Area : 4423 sq.ft. (410.8 sq.m.) approx

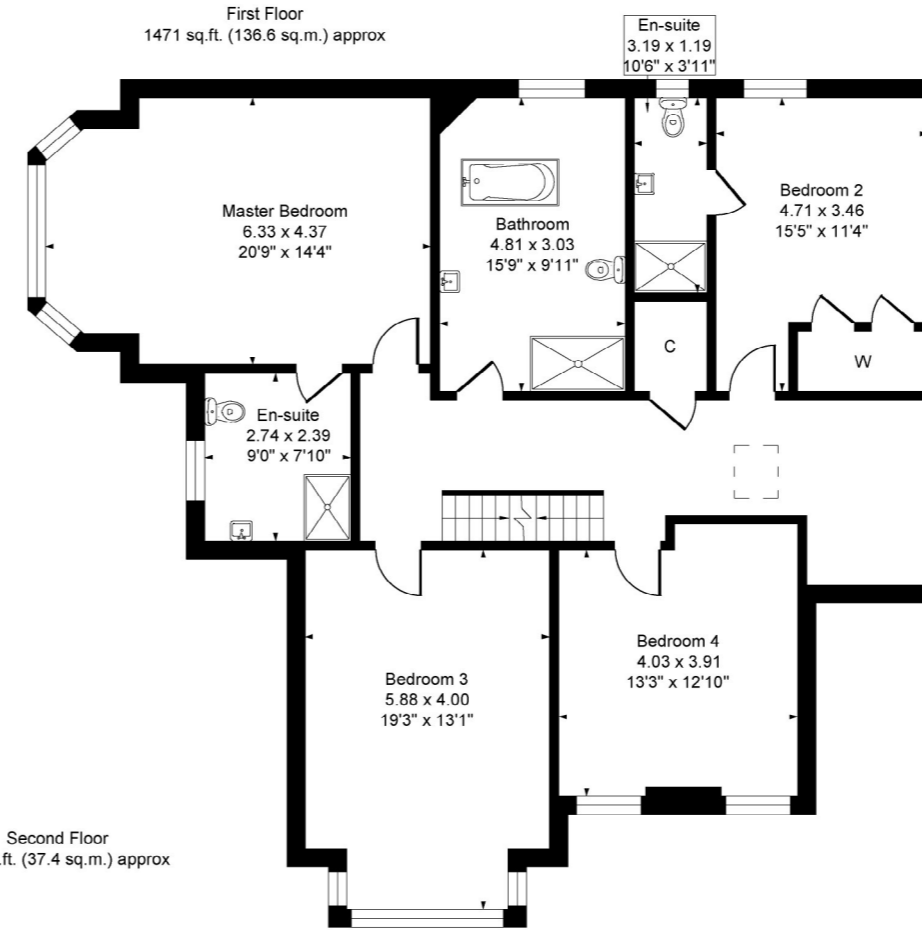
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Outbuilding
308 sq.ft. (28.5 sq.m.) approx

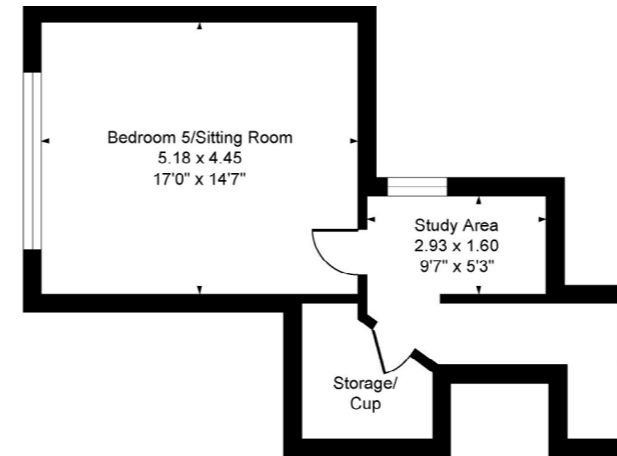
Ground Floor
2242 sq.ft. (208.2 sq.m.) approx



First Floor
1471 sq.ft. (136.6 sq.m.) approx



Second Floor
403 sq.ft. (37.4 sq.m.) approx



KEY FEATURES

- Beautiful Victorian detached residence set in just under 0.4 acres of grounds
- Short walk from Bolton School and excellent local eateries
- High frieze ceilings, original fireplaces, and light-filled rooms
- Carefully restored, preserving original features
- Modern new kitchen with quartz countertops and integrated appliances
- Quiet location with a gated driveway and integral tandem garage
- Five spacious double bedrooms, all with period character
- Stunning gardens with stone terraces, decked seating areas, and a summerhouse
- Potential for an additional five-bedroom detached house with lapsed planning permission
- Convenient transport links to Manchester, Liverpool, and London





4 Carlton Road
Bolton
BL1 5HU

WATCH
THE
VIDEO



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0161 697 3422 | hello@burtonjames.co.uk