



- Unique Opportunity to Convert a Truly Historic Building
- Grade II Listed Stables & Coach House - Built in 1865
- Iconic Clock Tower with Rich Local History and Character
- Beautiful, Original Ornate Stone and Timber Craftsmanship
- Potential for Mezzanine and Two-Storey Conversion (STPP)
- Enclosed, Private South-Facing Garden
- Peaceful Eagley Bank Setting - Close to Local Amenities

The Old Clock Tower, Eagley Mews, Bolton, BL1 7HR

The Old Clock Tower — A Rare Piece of Bolton's Heritage...

Tucked away within the enchanting hamlet of Eagley Bank lies a building of rare beauty and historical significance. The Old Clock Tower, with its striking stone elevations and ornate interiors, forms part of a distinguished group of Grade II Listed buildings dating back to 1865. Once the proud Stables and Coach House of Sir John Holden, the celebrated mill owner and philanthropist, this remarkable property is now available for conversion.

A Rare Heritage Home in the Making...

Set amidst the peaceful and historic hamlet of Eagley Bank, this distinguished Grade II Listed building is a landmark of architectural grace and local heritage. Built in 1865, the Stables and Coach House formed the heart of the estate, and the ornate detailing and imposing clock tower a lasting testament to Victorian craftsmanship and civic pride.

Nestled within a charming, enclosed cobbled courtyard, and lying within the Eagley Bank Conservation Area, the property is steeped in atmosphere. The sandstone and slate-built Stables sit beneath the Clock Tower, with the Coach House sits alongside and the Tack Room behind it. Together offer over 1600 sq.ft. of ground floor internal space and present an extraordinary canvas for conversion with soaring interiors and the potential to create a partial mezzanine or a dramatic two-storey living space. Internally, the Stables are particularly breath-taking - a lofty chamber crowned with an open-trussed ceiling, carved stone corbels and ornate turned timberwork of rare craftsmanship, all speaking to the respect and grandeur once afforded to the estate's horses. Substantial York stone flags line the floor underfoot, adding to the character and splendour of this property.

Sunlight filters through the arched windows, illuminating exposed Ruabon Red brickwork that tells the story of generations past. Double doors open through to the tack room, a substantial and versatile space, which would have been the original route in and out for the horses. The Coach House and Tack room have the potential to be converted into a separate annexe dwelling, workshops, or distinct home office space, subject to appropriate planning... Or used more simply to augment the majestic dwelling afforded by the conversion of the Stables. This property really does offer a fantastic opportunity for you to create your dream home with flexibility on internal layout as required.

Elegant Externals...

Externally, the property's striking presence is defined by the prominent sandstone clock tower — said to have been positioned so Sir Holden could see it both from his home and his office at the mill. This charming detail, preserved in local memory, captures the romance of the site's history. Carved sandstone lozenges adorn the stonework, at a convenient height to be replaced with windows to increase natural light within the property — particularly ideal if you're considering a second storey internally.

To the front of the property, there is a cobbled driveway for private parking with a partly-enclosed section providing shelter from the weather. The property is complemented by a well-sized 30ft enclosed south facing garden, offering a private outdoor retreat to match the majesty of the interiors. there is a right of way agreement to the side of the Coach House and tack room to allow for 4ft access and installation of a gate to the garden.

With the necessary planning permission, this is a once-in-a-lifetime opportunity to create a truly individual home — a rare chance to own and restore a proud piece of Bolton's industrial heritage, and to shape its next chapter. Seize this rare chance to transform history into your forever home.

The Location...

Eagley Bank is a delightful conservation area with a great community, well known for its attractive stone cottages and acknowledged as an area of high residential demand. The area is tucked away from the hustle and bustle yet conveniently located for transport links to Bolton Town Centre and close to excellent amenities including shops, schools and leisure facilities. Forming part of the conservation area, the charm and character of this delightful setting will remain unchanged for years to come.

£250,000

www.williamthomasestates.co.uk

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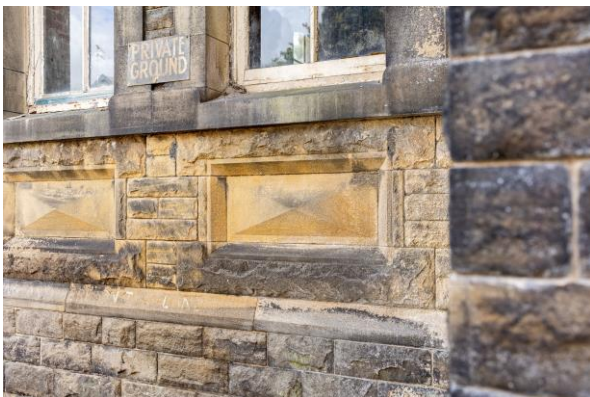
External Elevations



Clock Tower



External Feature Photos - Arched Windows and Carved Stone Lozenges



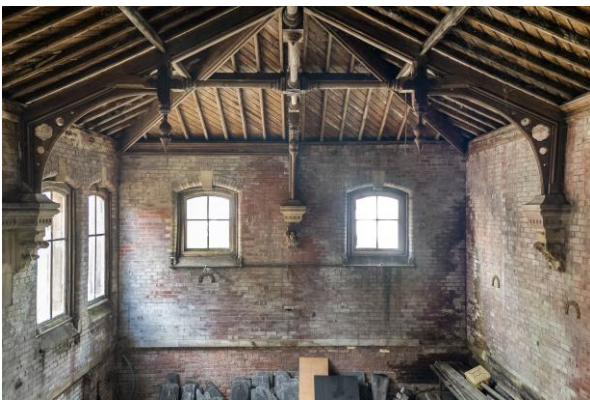
Sheltered Entrance / Car Port



Stables Internal

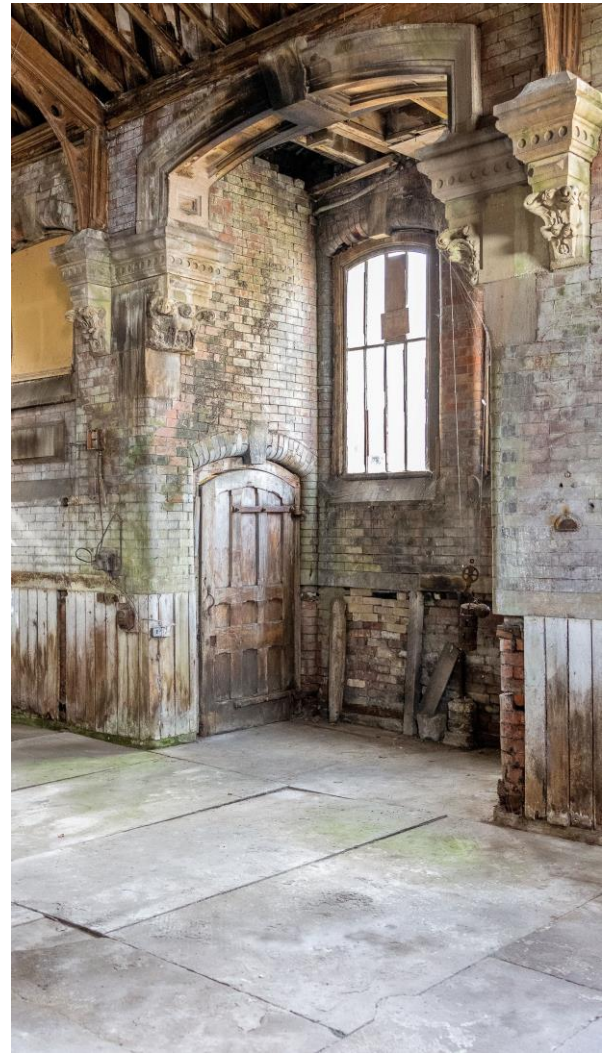


Ornate Trussed Ceiling



Stables Internal





Carved Stone Capitals





Carved Stone Capitals



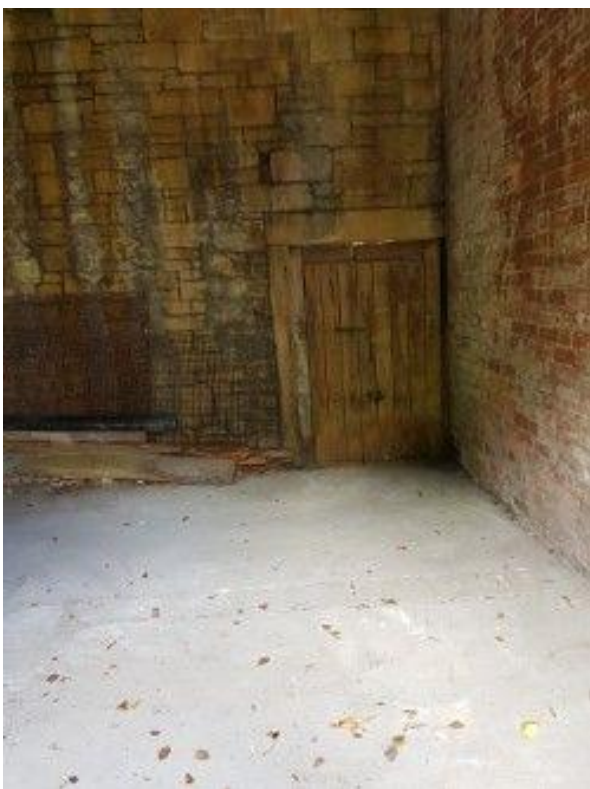
Coach House External



Coach House Internal



Tack Room



Aerial Photos



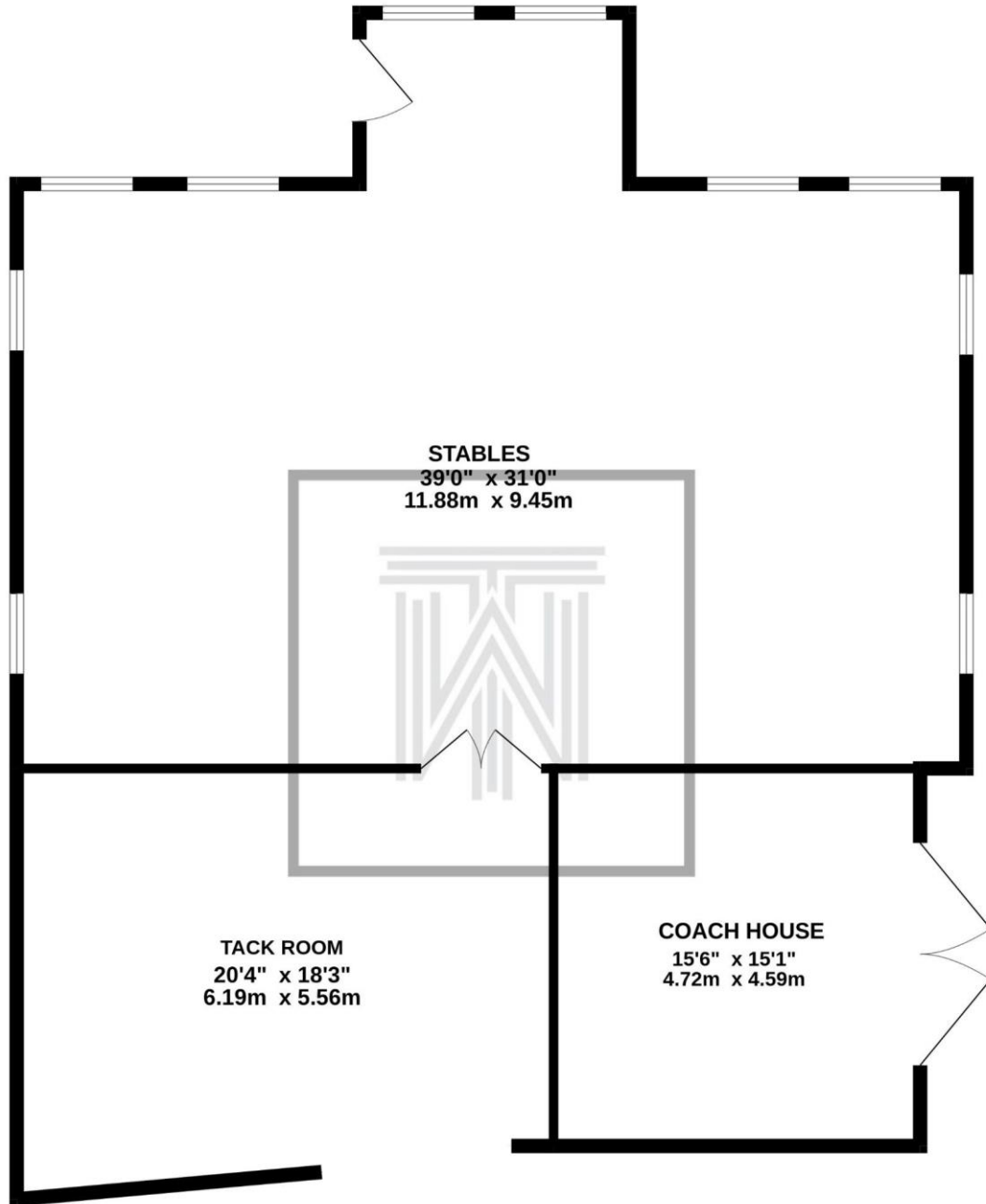
Aerial Photos



Agents Notes

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GROUND FLOOR
1611 sq.ft. (149.7 sq.m.) approx.



OLD EAGLEY CLOCK TOWER - MARKETING BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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