



# Buckley House

HOLCOMBE ROAD





Standing proudly back from Holcombe Road, Buckley House, a prominent 1800s former Gentleman's Residence, implores admiration.

## Period Grandeur

With ample parking available along the side of the home, and within the triple garage, to the front, its handsome arched front door peeps out from beneath the plummy boughs of the mature copper beech tree, which overlooks the neatly mown front lawn. A wrought iron pedestrian gate opens to a stepped footpath, delivering you home.

One of a pair of Gentleman's Residences, Buckley House is a captivating home at first glance.

York stone steps lead up to the front door, whose decorative glass creates anticipation for the delights within. Step inside and admire the high ceiling, deep coving, ornate ceiling rose and elegant original staircase of the entrance hallway, where engineered oak flooring harmonises with the heritage of the home.



# Make Yourself At Home

Warmth and welcome await in the lounge through the door on the right, where a sash bay window draws in light, framing watercolour views out over the formal front garden.

Overhead, an intricate, original plaster ceiling rose is matched by layers of elegant coving, creating a true picture of period splendour. Warmth emanates from the reinstated traditional style fire surround, whose tiles depict scenes from Shakespeare plays.

A serene space in which to relax and unwind, feature wallpaper and neutral shades blend contemporary with classic.







## Feast Your Eyes

Continuing from the front door, admire the carved detail of the staircase, which also features a handy storage cupboard, as you make your way ahead and into the family dining kitchen.

Light serenades the dining area to the left through wide windows overlooking the side garden, aided by chandelier lighting in the vaulted ceiling above. Karndean flooring flows out underfoot, bringing a modern touch to the classic monochrome of the kitchen, where cabinetry offers an abundance of storage, and black granite worktops provide plenty of preparation space.

Within an inglenook, white metro splashback tiles are inlaid above the Smeg double oven, with induction hob and extractor above. The central island is a sociable space in which to chat with family and friends as dinner is prepared. Further appliances include a built-in fridge-freezer and dishwasher.



# Snuggle Up

After dinner, relax and unwind in the cosy snug, a peaceful and elegant room tucked away from the kitchen, whose high ceiling is daringly dressed in shades of red, which serves to distinguish the details of the ornate plaster rose.

Feature wallpaper denotes the heritage of the home, in the arched alcoves to either side of the fireplace, whilst light streams in through the windows to the courtyard.







## Practical Places

Returning to the kitchen, continue along, to an inner lobby, taking a right to arrive at the handy utility room, where there is plumbing for a washing machine and dryer, further storage, a sink and freezer and access out to the courtyard.

Returning to the practical lobby patio from the rear lobby, where there is a handy access point out to the patio, garden and triple garage – ideal when returning home with the shopping or from a wet wintery walk with the dog – continue ahead to arrive at the spa-like downstairs shower room on the right, dressed in forest green and furnished with shower, wash basin and WC, with oak flooring underfoot.



# Versatile Spaces

Part of a modern extension, arrive at the games room at the end of the lobby. A flexible and capacious space, with endless potential for use (as a play room, home office, or even bedroom for use as an annex for dependent relatives) it is served by its own bar and offers direct access out to the rear garden patio.

Returning to the entrance hall, coloured light dances on the oak flooring, as it streams in through a stained-glass window. Beneath the main staircase, there is access down to the cellar, another area brimming with potential.







## And So To Bed...

Ascend the beautiful staircase as it returns past a large, light diffusing window on the turn, before arriving at the first floor landing.

Seek sanctuary in the principal suite, a soothing and elegant bedroom, spacious and bright, dressed in serene shades. Wake up to verdant views through the sash windows, framing the gentle sway of trees and where birdsong provides nature's alarm clock.

Admire the elegant feature wall, a mural of ceiling roses, paying homage to the elegant designs seen throughout the home.

Freshen up in the ensuite, tiled underfoot in marble-tones, and with a marsupial themed feature wall. Dive into the new day refreshed, following a spritz beneath the drench shower head of the walk-in shower, with slate grey shower tray and matching heated towel radiator. There is also an LED mirror above the vanity unit wash basin.



# Refresh & Revive

Along the landing, on the left, refreshment awaits in the family bathroom, where handsome original cupboards offer deep storage alongside accommodating the water tank. Tiled, wood-toned flooring underfoot flows out beneath the claw feet of the slipper bath, adding period glamour to this elegant bathroom with marbled tiles, and traditional vanity unit wash basin, heated radiator and WC with overhead cistern.

Opposite the family bathroom, bedroom two is a bright and bountiful bedroom overlooking the courtyard garden and dressed in Cole & Sons feature wallpaper. Neutral carpet extends underfoot, with fitted storage nestled within the recess to the side of the chimney breast, infusing the room with period style.

A third bedroom, again demonstrates the airiness and lightness of Buckley House with its high ceiling and original picture rails. A tall window frames leafy views, in this elegantly styled double bedroom, where the original glass transom above the door invites further light in.







## Sweet Dreams

Follow the sweeping stairs once more as they curve up to the second floor landing, where you can find deep storage in the cupboard on the left, handy for Christmas decorations and suitcases.

Ahead, a large room with fitted furniture and space for a sofa and double bed, this could serve well as a fourth bedroom or potentially a den for older children. Brimming with light from Velux windows, it could also serve well as a peaceful and secluded home office for those working from home.



# Outdoor Oasis

With its classical garden to the front, to the rear of Buckley House you can stretch out and soak up the sun's warming rays on the sizeable York stone patio, overlooking the large lawn, perfect for the scampering footsteps of children. A garden that bursts into life in spring with the advent of daffodils and tulips, the peace and serenity cannot be understated as birdsong and the soothing whispering of boughs in the breeze serve as your soundtrack to outdoor entertaining.

Step up from the York stone patio to the decking, where you can access the summer house, ideal for working from home or a 'man cave' as suits the current owners.

Safe and securely gated, the garden is perfect for children and pets, with private patios and terraces for wining and dining alfresco throughout the summer months.

“I used to drive past this home on the school bus saying to myself ‘one day I’ll live there’.”







## Out & About

Perfectly positioned this beautiful semi-detached home is nestled in the heart of ever popular Greenmount; join the local clubs and societies and embrace the community feel this friendly village has to offer.

Walks abound on the doorstep; jump on your bike or hike along the Kirklees Trail locally known as 'The Lines'. For elevated views, make an ascent of Holcombe Hill and enjoy the surrounding scenery. Burrs Country Park is less than ten minutes' drive away, with a trim trail, children's playground, and ice cream bar.

Greenmount is also home to a golf club, cricket club and the tennis club at Holcombe Brook is only a 5 minute drive away.

Meanwhile the home is also close to Greenmount Primary School, Hollymount RC Primary School and Woodhey High School. Greenmount is filled with fantastic amenities and local shops; pick up your evening meal from the local award-winning butchers, grab a pint of milk at the Co-op – open till late, and book in at the hairdressers and barbers for your monthly trim. There are also a number of cafés, a chemist, a doctor, a highly acclaimed cake shop, Charlie Bakes, and a selection of beauty salons.

Sample the local hospitality at The Village Bistro & only a few minutes' walk away is your local "Miller & Carter", offering superb steaks and premium pub food and drink. From Thai to English, Indian to Italian, there is a diverse choice when it comes to cuisine in the local area.

Ramsbottom is on your doorstep for an evening out, whilst the Metrolink trams into Manchester are reliable and regular. Bury town centre is less than three miles away, accessible via a frequent bus service from Tottington or Holcombe Brook or a bus travels through the village each hour.

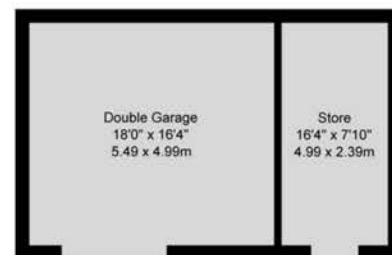
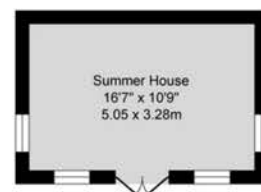
A home where heritage and antiquity, come hand in hand with ample parking, peaceful and private gardens and spacious rooms, Buckley House is more than a home, it is the culmination of childhood dreams.



# The Finer Details

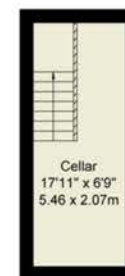
- Beautiful Four Bedroom Semi-Detached Home
- Character, History & Comfort Combine
- Overflowing with Victorian Character
- Principal Bedroom with Modern Ensuite
- Three Spacious Reception Rooms
- Kitchen/ Breakfast Room with Separate Utility Room
- Located in the Sought-After Village of Greenmount
- Private Enclosed Rear Garden with Summer Room
- Freehold
- Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Outbuildings

Approx. Floor  
Area 122 Sq.Ft  
(56.6 Sq.M.)



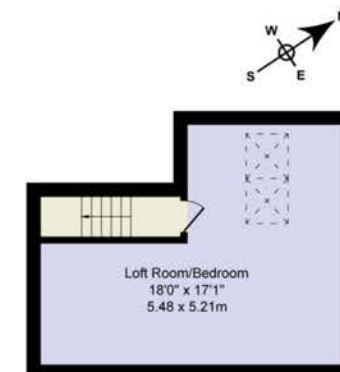
Cellar

Approx. Floor  
Area 122 Sq.Ft  
(11.3 Sq.M.)



Ground Floor

Approx. Floor  
Area 1489 Sq.Ft  
(138.3 Sq.M.)



Second Floor

Approx. Floor  
Area 335 Sq.Ft  
(31.1 Sq.M.)



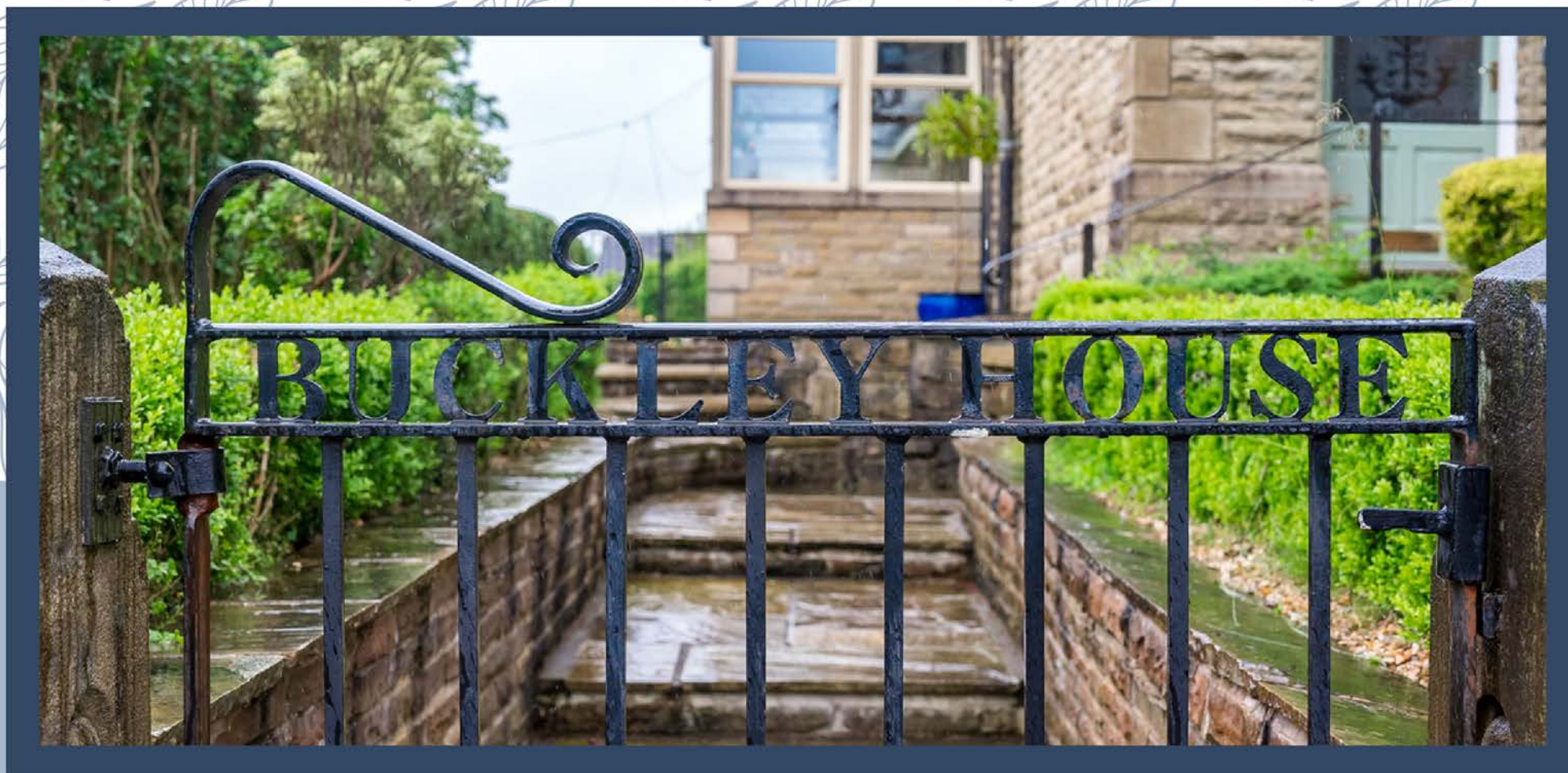
First Floor

Approx. Floor  
Area 763 Sq.Ft  
(70.9 Sq.M.)

Total Approx. Floor Area 3319 Sq.ft. (308.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





**To view Buckley House,**

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