



# FOUR ACRES

SUMMERSEAT LANE



158a Summerseat Lane is privately nestled behind a rich cobblestone driveway and framed by open countryside. On arrival, far-reaching views stretch across rolling land towards the classic silhouette of Peel Tower. Borders bolstered with mature planting welcome the approach, while artificial turf and red brick detailing give the home a sense of its heritage, quietly grounded in a contemporary landscape.

## A PLACE TO PAUSE

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Stepping through the front door, the first impression is one of light and space. The porch is bright and welcoming, finished with LVT flooring and a large window that draws daylight in from first dawn. There is space to hang coats, store walking boots, and pause before the day begins or ends. Glass and oak-style doors open through to the main house, allowing the light to travel naturally into the heart of the home.



## WELCOME HOME

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The lounge sets the scene for the home, with the staircase rising to the right and the living space flowing off to the left. A large bay window frames uninterrupted views across the surrounding countryside and Peel Tower beyond, filling the room with natural light. At its centre, a Portuguese stone fireplace with a log-burning stove creates a natural focal point, offering warmth and atmosphere through the colder months. Traditional radiators, neutral decoration, and thoughtful proportions give this room plenty of opportunity whilst offering immediate relaxation into family life.



## SPACE TO GATHER

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Beyond the lounge, the home opens out into an expansive kitchen and dining space where everyday living and entertaining come together effortlessly. Oak flooring runs throughout, grounding the room and adding warmth to the neutral palette. Shaker-style cabinetry wraps around the kitchen space, combining base and wall units with integrated appliances including fridge, freezer, dishwasher, electric oven and microwave. A central island sits confidently at the heart of the room, housing an induction hob with a sleek extractor built neatly into the ceiling above. Feature nooks and subtle lighting add depth and character to the social area, while the scale of the room allows space for family dining or weekend gatherings.

From here, the home continues to unfold into the garden room, a light-filled extension that draws the outside in. Tiled flooring and a bold designer radiator add contrast, while full-width bi-folding doors stretch across the rear of the property, opening directly onto the patio. This space feels wonderfully adaptable, equally suited to relaxed mornings, family meals, or long summer evenings spent with the doors open to nature.

Beyond, a tucked-away additional nook currently serves as a home office, complete with a downstairs WC finished with tiled flooring, sink and toilet. From here, there is also direct access to the garage, adding a practical layer to the layout.



## REST & RETREAT

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Ascend the staircase, and the sense of light continues on the landing, where a window draws daylight across the upper floor. To the left lies the principal suite, a generous and restful space with a full range of sliding wardrobes and a large window overlooking fields where sheep graze quietly beyond the garden. The en-suite bathroom feels calm and indulgent, with oversized pale grey tiles running across both floors and walls. A sunken bath, walk-in shower, hand basin, low-level WC and designer radiator create a space designed for unhurried mornings and peaceful evenings.







## SOAK & SLEEP

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Back on the landing, the family bathroom sits to the right, fully tiled in oversized cream tones. A walk-in shower, separate bath, hand wash basin, low-level WC and chrome heated towel rail ensure the room works effortlessly for family life while retaining a sense of space and calm.

Bedroom three follows next, finished in the same soft carpet and neutral tones that run throughout the upper floor. Fitted desks line one wall, with a full range of wardrobes facing the entrance, making the room ideal as a bedroom, workspace, or walk-in dressing room.

Adjacent, bedroom two is a large double room filled with light from a large window overlooking the countryside. Neutral décor and generous proportions create an easy sense of comfort, while the addition of its own en-suite elevates the space further. The en-suite features a walk-in shower with drench head, hand wash basin with storage beneath, WC, and oversized tiles in cream and pale grey that mirror the calm finish found elsewhere in the home.





## VERSATILE SPACES

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From the main landing, a further staircase leads to the second-floor room, a space that feels quietly special. Velux windows draw in light from above, while extensive eaves storage lines both sides of the room. Desk space sits neatly beneath a window, with additional wardrobes and drawers tucked away under spotlights. A further window opens the room out to expansive views across countryside, fields and woodland, creating a sense of escape and possibility.





## GARDEN FLOW

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Stepping outside, the rear garden offers a calm and low-maintenance setting, thoughtfully designed to maximise enjoyment. A large patio provides space for outdoor seating and dining, bordered by a low wall and extended wooden fencing that ensures privacy without interrupting the open feel.

# OUT & ABOUT

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Embrace the vibrant yet relaxed lifestyle surrounding Summerseat Lane, where village living, open countryside and everyday convenience come together effortlessly. Once known as Four Acres before the surrounding development took shape, this original home enjoys a sense of space and heritage that's increasingly rare, while remaining firmly connected to the heart of the Holcombe Brook community.

Everyday essentials are close at hand, with two late-opening Co-op stores, a butcher and chemist along Vernon Road, and further amenities available at Holcombe Brook precinct. Here you'll find beauty salons, hairdressers, an optician, dry cleaners, a travel agent and a variety of takeaways, making day-to-day living refreshingly straightforward.

Outdoor enthusiasts are exceptionally well catered for. Holcombe Hill offers panoramic views and rewarding walks, while Redisher Woods and Burrs Country Park provide scenic trails through woodland and riverside landscapes. For a gentler stroll, the Kirklees Trail in nearby Greenmount offers an easy, flat route ideal for families, cyclists and dog walkers alike. After a walk, unwind at the Hare and Hounds or enjoy coffee, lunch or evening drinks at The Bower Café & Bar. Eleven Eleven bar adds a stylish new social spot, while traditional favourites such as The Hamers Arms and The Footballers Inn are just a short walk away.

Sporting and leisure facilities are plentiful, with Greenmount Cricket Club, Holcombe Brook Sports and Tennis Club and Greenmount Golf Course all close by. Family days can be spent at Summerseat Park or enjoying a relaxed visit to Summerseat Garden Centre.

Families are particularly well placed, with well-regarded schools within walking distance including Holcombe Brook Primary School, Greenmount Primary School and Woodhey High School, making the daily routine both simple and stress-free.

Transport links are excellent, with Bury town centre just three miles away and frequent bus services connecting Summerseat Lane to both Bury and Ramsbottom. From Bury, the Metrolink provides a direct and convenient route into Manchester, ideal for commuters.

Summerseat Lane is more than just an address — it's a welcoming, well-connected community where countryside walks, quality schooling and everyday amenities sit side by side. Set within historic grounds and thoughtfully updated throughout, this exceptional family home offers space, comfort and character in a location designed for modern living.



# THE FINER DETAILS

- Beautifully Renovated Throughout
- Contemporary Four Bedroom Detached Home
- Open Plan Kitchen / Family Room with Separate Lounge
- Gated Driveway with Parking for Three Cars
- Integral Garage with Utility Area
- Downstairs Home Office and WC
- Enchanting Views of Holcombe Hill and Beyond from Every Level
- Set in the Sought-After Area of Holcombe Brook
- Leasehold 937 Years Remaining
- Ground Rent £12 per Annum
- Bury Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 1891 Sq.ft. (175.7 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.



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