

21  
MOUNT PLEASANT  
NANGREAVES



## Are you in search of a characterful yet modern cottage nestled in a charming location?

Explore this enchanting two-bedroom cottage discreetly situated in Nangreaves, Bury, within the idyllic village of Mount Pleasant. This delightful hamlet offers the serenity of a secluded haven while being nestled within a former factory village, now transformed into a protected conservation area.

As you drive down the captivating cobbled lane alongside the village green, you'll come upon a cluster of quaint Grade II listed cottages that seem frozen in time. Radiant and filled with charming rustic details, Number 21, Mount Pleasant exudes an inviting warmth and charm that's reminiscent of a quintessential chocolate-box cottage.



59 DSQ

21



As you park on the cobblestone front lane and approach the front door of this gracefully presented mid-stone cottage, you'll find a convenient porch to store your coats and boots. Stepping inside, you'll be greeted by an inviting living room where whitewashed walls create an airy and luminous atmosphere. The original varnished floorboards infuse the space with a cosy touch, harmonizing beautifully with the exposed beamed ceiling. On chilly winter nights, the wood burner stove, nestled within a stone fireplace, sets the perfect mood. To one side, a captivating floral wallcovering in deep blue and peach tones adds an exquisite touch.





Adjacent to this, you'll find the kitchen/diner, a welcoming space adorned with pale grey country-style cabinets that grace two walls. These cabinets are crowned with a sleek black quartz worktop, and a Belfast sink is thoughtfully placed by the window, offering a pleasant view of the rear patio. Below the countertop, there's ample space for a washer/dryer and a fridge/freezer. In the heart of this culinary haven stands an Aga oven, taking centre stage with its built-in chimney surround and featuring Moroccan-inspired blue tiling. The stone-flagged flooring provides generous room for a dining table, while a charming stable door opens up to the rear garden, creating seamless access to this delightful space.











Ascend the wooden open-tread staircase, accented by sleek black painted spindles and carpeted treads, to reach the first-floor landing. Here, an enchanting feature wall mural eagerly awaits to greet you as you arrive on the first floor. A fully boarded loft is accessible via a pull down ladder offering plenty of storage space.





Turn left to discover the opulent and generously proportioned main bedroom, which boasts a view overlooking the meticulously kept village green at the front. This room is graced with serene white and grey walls, harmonizing perfectly with the white-painted original wooden flooring, creating an inviting and tranquil ambiance ideal for a restful night's sleep. Adding character to the room is a charming nod to the period features through the presence of a black ornamental fireplace. Moreover, you'll find ample space to accommodate a full suite of bedroom furniture.



*Memories last longer than dreams*

*Every love story is beautiful  
but ours is my favorite*





Also situated on this level, and providing picturesque views of the open countryside and the rear garden, you'll encounter the second double bedroom. This room boasts a neutral décor scheme akin to that of the first bedroom, creating a soothing and consistent atmosphere. Additionally, it includes a convenient built-in cupboard for storage.



Catering to the bedrooms is a contemporary shower room that seamlessly combines modern elements with traditional features. It features a vanity wash basin, a classic high level WC, and a spacious double shower enclosure with a sleek glazed screen and convenient recessed shelving. The wood-effect tiling behind the shower and on the floor perfectly complements the white 'Metro-style' wall tiles, creating a harmonious and stylish design.



The expansive rear garden stretches across the width of three houses, offering a beautifully manicured lawn that serves as the centrepiece of this outdoor oasis. With the sun shining on it all day, this lush green canvas provides an inviting space for relaxation and outdoor activities. Amidst the green expanse, you'll discover three distinct patio areas. Two of them are thoughtfully flagged, making them perfect for hosting barbecues or gathering around a chimenea for cosy evenings outdoors. The third patio area features a charming gravel surface, ideal for accommodating a wood burner, creating a cosy ambiance on cooler nights. The garden is securely enclosed by sturdy fencing, providing a sense of privacy and safety. Beyond the fence, the landscape opens up to reveal breath-taking views of the surrounding open countryside and the majestic Holcombe Hill in the distance, creating a picturesque backdrop.







A highlight of the garden is a purpose-built bespoke garden room, a tranquil retreat that seamlessly blends with the natural beauty of the surroundings. This garden room offers a serene space for various activities, from leisurely reading to creative pursuits. Stepping stones meander across the velvety lawn, providing an enchanting pathway that beckons you to explore every corner of this outdoor haven. Along the garden's borders, you'll find flourishing plant bed borders, bursting with a riot of colours and fragrances, adding vibrancy and character to this enchanting outdoor sanctuary.



# OUT & ABOUT

Nangreaves off Walmsley Old Rd is a hidden treasure, quietly nestled beside the M66, presenting an ideal location just approximately 2 miles from the vibrant town centre of Bury. This enchanting locale offers seamless access to neighbouring towns such as Ramsbottom, Greenmount, Holcombe, and Bury itself, all conveniently just a short drive away.

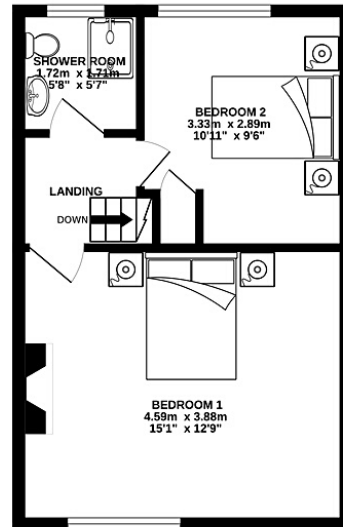
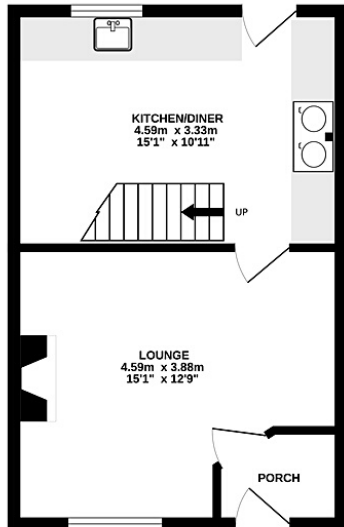
Within this well-connected region, you'll discover a plethora of amenities, ranging from shops to restaurants and cosy pubs, ensuring that your everyday necessities and entertainment desires are effortlessly met. Falshaw's farm shop and café is within a few minutes drive too.

Moreover, Nangreaves isn't just about urban convenience; it's also a gateway to the stunning natural beauty of the countryside that graces its surroundings. Nature enthusiasts and those who revel in the great outdoors will relish the opportunity to explore picturesque walks and scenic hikes in the immediate vicinity.

The village green serves as the heart of the community, a place where residents gather and children play, fostering a strong sense of community spirit, whilst a small wooded area leads down to the playing fields and park too.

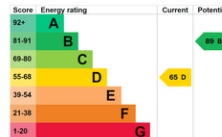
**GROUND FLOOR**  
32.5 sq.m. (350 sq.ft.) approx.

**1ST FLOOR**  
32.6 sq.m. (351 sq.ft.) approx.



**TOTAL FLOOR AREA: 65.1 sq.m. (701 sq.ft.) 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.



## FINER DETAILS:

- CHARMING MID STONE COTTAGE
- SET IN A QUAIN T CONSERVATION AREA
- TWO DOUBLE BEDROOMS
- ONE RECEPTION ROOM
- MODERN SHOWER ROOM
- LARGE REAR GARDEN WITH COUNTRYSIDE VIEWS
- IMMACULATEDY PRESENTED THROUGHOUT
- SOUGHT AFTER AREA CLOSE TO THE M66
- EPC RATED: D
- COUNCIL TAX BAND- C
- TENURE: FREEHOLD
- TOTAL AREA; 701 SQ\_M

21  
MOUNT PLEASANT  
NANGREAVES  
BURY  
BL9 6SP

NEWTON & CO

T: 01204 329975  
E: [INFO@NEWTONCO.CO.UK](mailto:INFO@NEWTONCO.CO.UK)  
[WWW.NEWTONCO.CO.UK](http://WWW.NEWTONCO.CO.UK)



NEWTON & CO: 237A DARWEN ROAD, BROMLEY CROSS, BOLTON, BL7 9BS