



pearson ferrier
BLACK LABEL

MEADOWCROFT FARM LOWERCROFT ROAD
Bury, BL8 3PD
£650,000

MEADOWCROFT

Property at a glance

- FREEHOLD FARMHOUSE CONVERSION
- RURAL POSITION 10 MINUTES DRIVE FROM BURY CENTRE
- EXTENSIVE GARDENS PLUS FURTHER AGRICULTURAL LAND AVAILABLE
- FORMS PART OF A HAMLET OF 4 HOMES
- EXQUISITE RESTORATION AND FINISHING THROUGHOUT
- ACCOMMODATION OVER THREE FLOORS
- THREE BEDROOMS (MAIN WITH ENSUITE)
- AIR SOURCE HEAT PUMP
- PANORAMIC VIEWS

STUNNING VIEWS - COUNTRYSIDE LOCATION - AIR SOURCE HEATING - KEENLY PRICED - VERY SPECIAL PROPERTY

A perfect example of a farmhouse conversion carried out over the last 4 years by a renowned Cheshire developers who specialise in high end barn conversions and substantial property renovations. The workmanship and finish can only be described as exquisite! this is the perfect property for those looking for a rural property with panoramic views, yet not being completely isolated being only approximately 10 minutes drive from Bury town centre, a remarkable combination. Waterside Cottage forms part of Meadowcroft Farm and is in fact half of the original farmhouse. The development comprises of 4 individual homes all with the latest fixtures and finishing and of course with the most up to date energy efficiency in mind including air source heat pumps supplied by Vaillant.

Waterside Cottage is a freehold property and benefits from good sized gardens and a natural pond in all extending to around one third acre. Access is via Slaidburn Drive, where a single track road (all recently tarmaced) and with passing places takes you to the gated entry to the development. Internally the accommodation comprises: entrance hall, living room/kitchen/dining room with picture patio windows overlooking the gardens and pond. There is a fitted utility room, ground floor w.c. and heating control room housing the hot water tank. There is a further sitting room and a natural oak staircase leading to the first floor with two bedrooms and a sumptuous bathroom then a second floor main bedroom suite with en-suite shower room. There is onsite parking and further agricultural land is available (subject to separate negotiation).

Tenure - Freehold
EPC rating B
Council Tax Band tbc
Septic Tank
Estate Charges apply £1312 per annum estimated

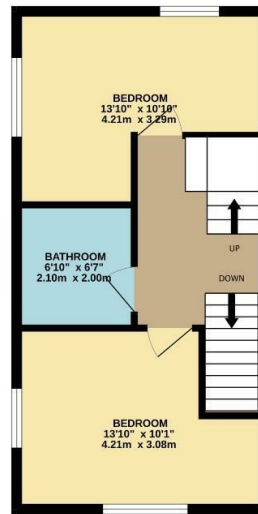




GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.

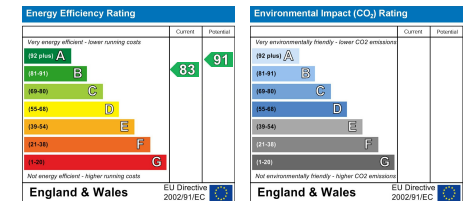


2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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