



pearson ferrier  
**BLACK LABEL**

**STONE LODGE LOWERCROFT ROAD**  
Bury, BL8 3PD  
£675,000



# STONE LODGE LOWERCROFT

## Property at a glance

- STONE BUILT FARMHOUSE CONVERSION
- IDYLIC RURAL LOCATION WITH PANORAMIC VIEWS
- FORMS PART OF MEADOWCROFT FARM
- EXCEPTIONAL RENOVATION JUST COMPLETED
- ACCOMMODATION OVER 4 FLOORS
- THREE DOUBLE BEDROOMS
- FABULOUS FAMILY ROOM/KITCHEN
- AIR SOURCE HEATING BY VAILLANT
- HARDSTANDING FOR 4 AND TERRACED LAWNED GARDENS

COUNTRY HOUSE - UNRIVALLED LOCATION WITH VIEWS - AIR SOURCE HEATING - HIGH ENERGY EFFICIENCY - ATTRACTIVE PRICE

A beautiful architecturally designed FREEHOLD farmhouse conversion with works carried out over the last 4 years by Thomas England a well respected bespoke house builder and renovations expert. Stone Lodge forms part of the original Meadowcroft Farm, now a hamlet of 4 individual homes in a stunning rural location. This is quite a rare opportunity, to be in a spectacular rural situation with panoramic views across neighbouring farmland towards Manchester City Centre and yet with good access to Bury and Bolton Town Centres. The development is approached off Slaidburn Drive, there is a tarmac single track lane leading to the remotely operated entrance gates. Stone Lodge provides individual accommodation over 4 floors all finished to exacting standards to include the latest energy saving building technology and air source heat pumps. The Accommodation briefly comprises: entrance hall, utility room with guest w.c. off, superb family room/kitchen with patio doors overlooking the rear gardens, sitting room, basement office/snug/possible bedroom, first floor landing, two bedrooms and three piece bathroom, second floor main bedroom suite with ensuite shower room and most importantly the best views in Bury! To the outside there is hardstanding for up to 4 vehicles and a terraced rear garden laid to lawn. There is further agricultural land available if require (subject to separate negotiation).

Tenure - Freehold

Council Tax Band tbc

EPC Rating - B

Services - Main Electric, Main Water, Septic Tank

Estate Management Charge c £1,000 p.a. for electric gates, sewage treatment.







Bury Office  
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
 Telephone: 0161 764 4440  
 Fax: #  
 Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

