



pearson
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MIRYFIELDS COTTAGE 5-7 CANN STREET

Bury, BL8 3PE

£525,000

MIRYFIELDS COTTAGE 5-7 CANN STREET


Property at a glance

- CHARACTER STONE COTTAGE DATING FROM EARLY 18th CENTURY
- BEAUTIFULLY PRESENTED
- SEMI RURAL LOCATION WITH FAR REACHING VIEWS
- RECENTLY REPLACED KITCHEN AND FOUR PIECE BATHROOM
- FOUR BEDROOMS, TWO RECEPTION ROOMS
- SYMPATHETICALLY RESTORED AND REMODELLED OVER LAST 2 YEARS
- SASH UPVC DOUBLE GLAZING & RECENT COMBINATION BOILER
- GARDENS AND SEPARATE GREENBELT PADDOCK OF APPROXIMATELY 1 ACRE
- PARKING FOR UP TO FOUR

Set in the hills above Tottington & Greenmount more or less mid way between the towns of Bury & Bolton, Miryfields dating from the early 18th century, is one of three homes on Cann Street, just off Harwood Road. It is thought that the premises was originally constructed as a cottage with an attached barn (the arch for the barn door still visible above the current bay window from the lounge). Over the decades the barn was converted into residential use and combined with the cottage provides the current accommodation with four bedrooms, a generous reception room plus family room/kitchen, rear porch, ground floor w.c.. The property has good sized cottage gardens with lawns, and substantial shingle driveway providing on site parking for up to 4 cars. There is also the benefit of a freehold meadow of approximately 1 acre, accessed via a neighbours garden, originally bought to protect the integrity of the neighbourhood and ideal for a wild garden or orchard. The property itself is beautifully presented, our vendors have recently undertaken a scheme of modernisation and remodelling works to bring the accommodation up to 'contemporary tastes' without losing any authenticity and character. There is a fabulously appointed family room/kitchen with central island, quartz worktops and a range of Neff appliances. The four piece bathroom is by 'Burlington', the windows have been replaced with working sash units in upvc, the lounge has a magnificent open fireplace with woodburning stove and there are numerous original features throughout the property. The property is served by mains gas, electric, water and drainage.

Tenure - Leasehold from 1810 for 999 years expiring 2809
EPC Rating D
Council Tax Banding E





*MIRYFIELDS
COTTAGE*

The *my house history* team are pleased to present you with their research into the mapped history of

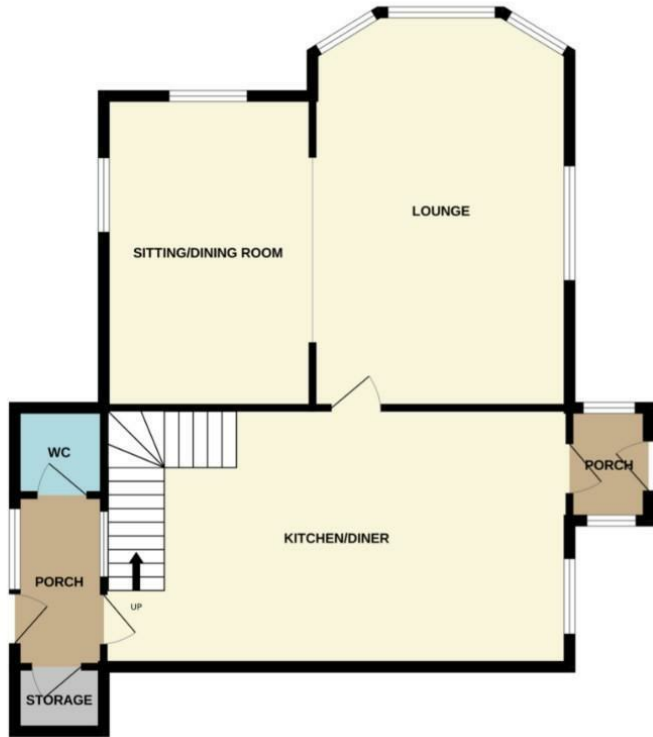
MIRYFIELDS COTTAGE,
5-7 CANN STREET, TOTTINGTON,
BURY, LANCASHIRE BL8 3PE

Ordnance Survey © National Grid Reference SZ338984

The historical maps included are extracts from two scales of



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

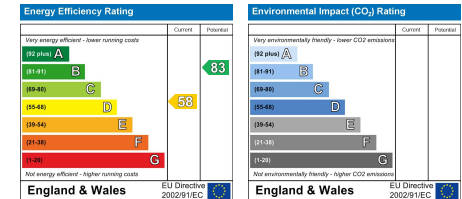


1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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