



pearson ferrier
BLACK LABEL

BALDINGSTONE
Bury, BL9 6RX
£1,500,000

BALDINGSTONE

Property at a glance

- MAGNIFICENT PERIOD COUNTRY PROPERTY
- GRADE II LISTED AND SET IN GROUNDS OF c 3 ACRES
- BEAUTIFULLY APPOINTED THROUGHOUT
- SEPARATE TWO BEDROOM GUEST COTTAGE IN THE GROUNDS
- SIX BEDROOMS IN THE MAIN HOUSE PLUS FOUR RECEPTION ROOMS
- TUCKED AWAY POSITION YET WITH EASY ACCESS TO MOTORWAY SYSTEM
- FORMAL GARDENS, GRAVEL DRIVEWAY, EXPANSIVE PATIO AREAS PLUS TENNIS COURT
- HIGHLY ADAPTABLE ACCOMMODATION
- ALL MAINS SERVICES

A quite exceptional Grade II detached period residence, thought to date from around 1604 and occupying a tucked away position in Walmersley, Bury just a short drive from the nearest motorway junction and within 2 miles of Bury town centre. Accessed from Walmersley Old Road down a short lane and then through remotely operated entrance gates onto the gravel driveway with turning point and central fountain, the main house, separate two bedroom cottage, outbuildings, tennis court and formal gardens amount to around 3 acres in total. Throughout the property's history there have been several extensions and alterations and the recent custodians have been very careful to retain the original character of this family home in any improvements they have made. The facade is quite spectacular with mullioned windows, stone guttering and stone slab roof, but it is the sheer size and presentation of the accommodation on offer that will most certainly impress. Altogether there is close to 7000 square feet of accommodation on offer! The main house has six bedrooms, four reception rooms, three bathrooms plus guest cloakroom, period dining kitchen, conservatory all with original period features, most with fireplaces and beamed ceilings.

The separate cottage, accessed via a side driveway, has independent heating and offers a modern kitchen and bathroom, two double bedrooms and first floor lounge.

There are workshops and garages together with a tarmac tennis court and formal gardens, grounds and patio areas in total of c3 acres.

Tenure - Freehold

EPC - Exempt

Council Tax Banding - Main House - H

Council Tax Banding - Guest Cottage - B





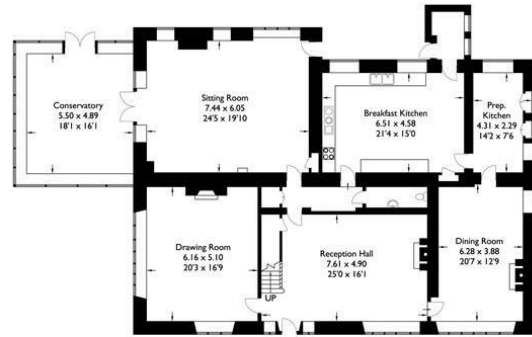
Baldingstone House

Approximate Gross Internal Area : 459.14 sq m / 4942.14 sq ft

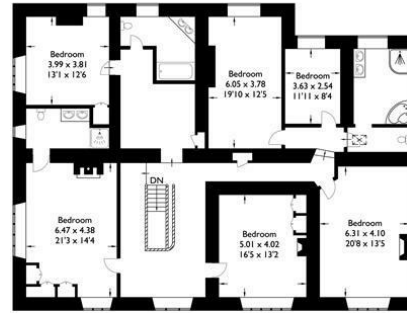
Outbuilding : 161.39 sq m / 1737.18 sq ft

Workshop : 18.69 sq m / 201.17 sq ft

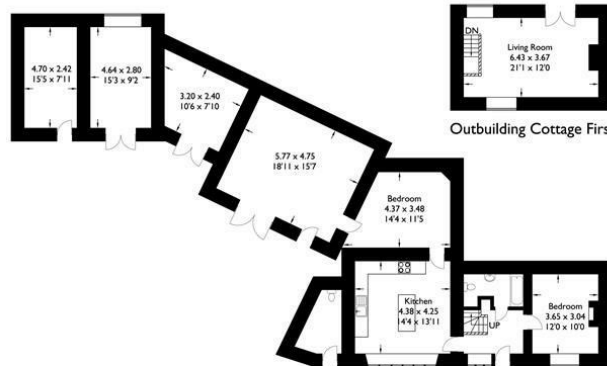
Total : 639.22 sq m / 6880.50 sq ft



Ground Floor



First Floor



Outbuilding Cottage First Floor

Outbuilding Cottage Ground Floor



Workshop

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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