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HIGHER BURY MEADOWS
Bolton, BL2 4JQ
£1,200,000

HIGHER BURY MEADOWS

Property at a glance

- substantial detached farmhouse
- six bedrooms/three bathrooms
- set in around an 2.5/3 acres of gardens
- currently trading as a successful boarding kennels
- secluded setting overlooking Harwood Golf Course
- well presented throughout

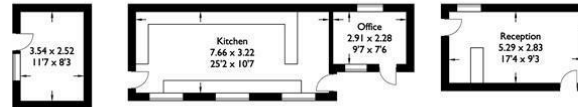
Higher Bury Meadows, Harwood is a substantial six bedroom detached farmhouse set in around an 2.3/3 acres of gardens and grounds, located at the head of a gravel track in a secluded setting overlooking Harwood Golf Course, within easy reach of Bury and Bolton town centres. The house has traded successfully as a boarding kennels for over 20 years and has a 5* business rating from the local authority and the business and associated outbuildings are included within the sale (more information available on request subject to an NDA). The house is set up offering two sets of accommodation within the one property with both sides set up with three bedroom accommodation and two kitchens, lounges and associated living space. The full accommodation comprises on the main right hand side, Farmhouse type kitchen, sitting room, dining room, living room, utility room, first floor, three bedrooms, bathroom and separate wc/cloaks, left hand side, open plan living room and kitchen, dining area, play room/study, small utility/cloak room, first floor left hand side, open plan living room and kitchen, dining hallway, play room/study, first floor, main bedroom with dressing room and ensuite bathroom, two further bedrooms one with an ensuite bathroom. Outside there are extensive gravelled parking facilities, enclosed gardens to the main house, large detached timber gym/office, substantial kennel building with associated office, treatment and preparation rooms. Freehold Property/Council Tax Band G



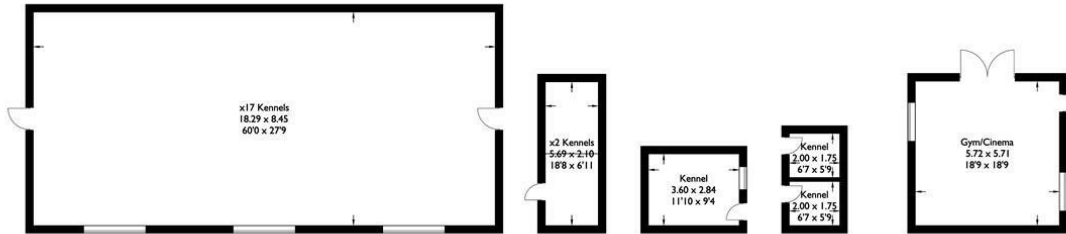


Higher Bury Meadows

Approximate Gross Internal Area : 346.88 sq m / 3733.78 sq ft
 Outbuildings : 87.58 sq m / 942.70 sq ft
 Kennels : 184.01 sq m / 1980.66 sq ft
 Total : 618.47 sq m / 6657.15 sq ft

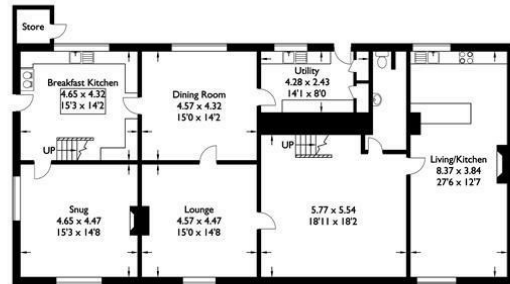


Outbuildings

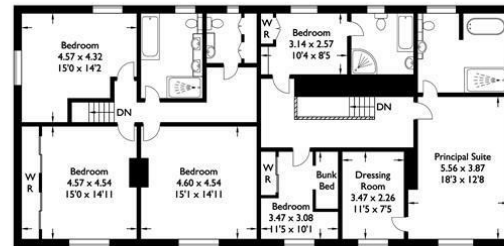


Kennels

Outbuildings



Ground Floor



First Floor

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-91) B	
(69-80) C		(D4-6) C	
(55-68) D		(D1-3) D	
(39-54) E		(E1-2) E	
(21-38) F		(F1-2) F	
(1-20) G		(G) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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