



Watling Street

Bury, BL8 3QL

Guide price £600,000



Welcome to Moor Cottage - an individual, and beautifully renovated 2-bedroom detached stone cottage perched high in an idyllic rural spot with spectacular panoramic countryside views in all directions. The property is located in the quaint village of Affetside, Bury, and is presented in truly immaculate condition having never been lived in since its extension and renovation. If you are looking for a high-quality home where you can simply move in and unpack your bags, this one might just be for you!

In brief, this pristine property boasts a modern open plan living space, spacious utility with large storage closet, WC, master bedroom with comprehensive fitted furniture and en-suite, and a second bedroom and family bathroom. Externally, the property sits atop rolling green hills and is neighbored by open fields. The plot wraps around the property and is bordered by a restored traditional dry-stone wall. Curious for more? Let's take a look at the finer details...



The Living Space

Be welcomed into this cosy and contemporary cottage via the spacious hallway which connects the downstairs living quarters. Where to peek first?

The open plan living invites you in with its fresh, bright and airy ambience owing to its brilliant bi-fold doors, big windows and vaulted ceiling with Velux pouring streams of natural light into the space. Bi-fold doors frame the countryside views like a picture on the wall, and a gas log burner sits within a central chimney breast holding the centre of the room – a traditional touch blending seamlessly with the contemporary finish. This lounge is a gorgeous space to sink into the sofa and unwind with your loved one. Whether it's blue skies and sunshine with the doors swung open onto the patio in summer, or snow dusted hill tops and frosty fields with the fire offering a warming glow and inset ceiling mood lighting adding to the cosiness... The sights from here will be blissful year-round.

Next to the lounge is the fresh and contemporary kitchen, which benefits from a full range of top-quality integrated Caple appliances, including a large 'gas on glass' 5-plate hob, extractor hood with sense electric fan, electric oven and combination microwave, under-counter larder fridge, and dishwasher. A chrome Propure swan-neck tap with boiling and filter water capacity offers extra convenience, with a sink and drainer set flush within with the brilliant dark brown Quartz worktop. Modern minimalism style gloss cupboards with inset kickboard lighting brings it all together, and the inset kickboard lighting adds a beautiful shine to the the parquet/oak style LVT floor.

In addition to the top-quality kitchen, Moor Cottage provides the added benefit of a spacious utility, where the Caple appliances continue, including an integrated frost-free 50/50 fridge-freezer, 9kg-load washing machine, condenser tumble dryer, and a Carron-Phoenix inset sink and drainer with chrome swan-neck mixer tap and pull-out spray functionality – every possible handy feature has been thought of! From the utility an additional storage closet provides a place for all your miscellaneous bits and bobs, and the Worcester combi boiler and underfloor heating manifolds are also found here.

Before we stroll upstairs, the downstairs WC is situated conveniently just off the hallway and finished to the same pristine modern standards as the rest of the home.

The Bedrooms & Bathrooms

Feature inset stair lights lead the way upstairs to the sleeping and bathing quarters, where the master bedroom has superb views.

On one side of the master you can see all the way over to Liverpool and the north Wales mountains to the west, and on the other side of the room to the east are the rolling West Pennine Moors – it's rare for a property to have vast views such as this, all of which can be appreciated while lying in bed! The master bedroom benefits from a modern 3-piece shower suite and is fitted with a comprehensive range of contemporary furniture, including wardrobes, drawers, and bedside tables.

A second bedroom is positioned on the opposite side of the landing, which would be perfect for a home office if a second bedroom isn't required.

The main bathroom like the rest of the home is pristine, finished to a tasteful modern standard with tiling to the floor and walls, a chrome heated towel rail, and a 3-piece suite including bath, wash basin and WC.

Views Galore!

The outside space at Moor Cottage is low maintenance while having ample room to really appreciate this magnificent location. The property boasts a substantial drive to the right hand side of the home which also wraps around the rear, an artificial front lawn, and rear patio area with views galore! The outdoor space at the rear is absolutely idyllic for al-fresco dining, BBQs and refreshments in the sun with family and friends.

Countryside Convenience

Watling Street is a quintessential country lane winding through the beautiful open countryside, with character cottages and detached residences situated along its length, where the community vibe around the village of Affetside makes this a lovely rural place to live without being too far removed from neighbours and amenities.

The standout feature of Moor Cottage is its location with unparalleled views and access to the surrounding countryside, making this a superb choice for those looking for a more rural lifestyle, where an abundance of outdoor activities are on your doorstep if that's your thing! Or perhaps it's the tranquillity of the setting that attracts you?

Despite its position situated in the countryside, Moor Cottage is well connected to neighbouring villages and towns with offer all the amenities you would ever need. Tottington, Greenmount, and Ramsbottom in Bury, and Harwood and Bradshaw in Bolton are all within a short drive of the property and offer a variety of amenities, from independent shops and supermarkets, to a fabulous selection of restaurants, cafes, pubs and bars.

Services & Specifics

We are advised:

The property is Freehold.

The tax band is TBC.

The whole ground floor is heated via underfloor heating (water), with a brand-new Worcester combi boiler located in the utility. The boiler also powers traditional gas central heating upstairs.

The property benefits from Wave broadband, which is a specialist rural fast broadband provider.

The velux windows are electric/remote controlled.

The utilities are all connected to mains supply.

The property has triple glazed windows throughout (except the bifold doors in the lounge).

The property benefits from an Ajax CCTV and alarm system, monitored by IP Solutions, Bolton, and is controlled by mobile phone.

The property has an outdoor lighting system which is on a timer, and double sockets outside to the front and rear.

There is a car charging socket set up outside which just requires connecting.

There are plenty of multiple double sockets throughout the property, several with USB ports for added practicality.

The property was originally built in the 1800s, and has recently been extended, and renovated throughout.

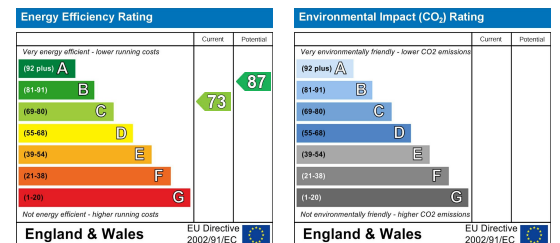
Area Map



Floor Plans



Energy Efficiency Graph



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