



**THE GRANGE**

LONGSIGHT ROAD



## WELCOME TO THE GRANGE

Transformed by a highly respected local building firm, this gorgeous 3,000sq ft. 1920s home combines period features with cutting-edge design, high-end fixtures and fittings, and exceptional attention to detail. Close to the centre of Ramsbottom in a highly sought-after location, The Grange commands attention on a large plot framed by front and rear gardens.

Inside, you'll discover numerous character touches, from period wall panelling and Henley panelled doors finished in Farrow & Ball 'Railings' paint to architectural mouldings, coving, ceiling roses and beam casings throughout. In contrast, stylish contemporary décor, including matt black flush sockets and switches, appliances, and conveniences, create a comfortable family home lit by front bay windows, sliding patio doors to the rear, feature chandeliers and picture lights, and matt white downlights.

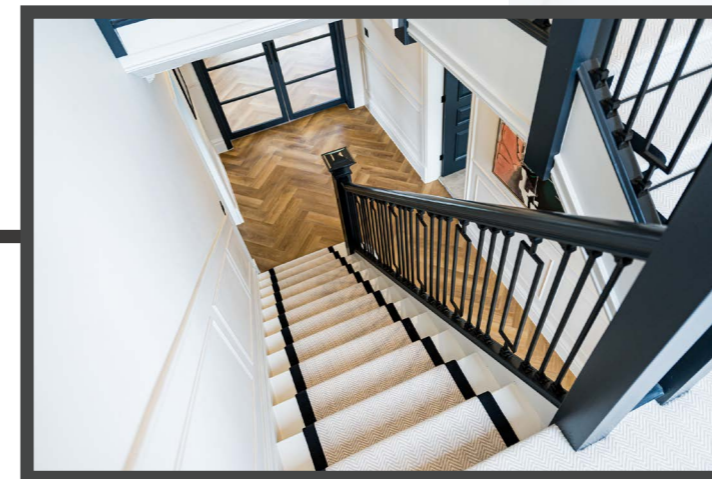
Exploring the house, you'll find sparkling sanitaryware in the bathrooms (with smart underfloor heating controlled via Google Home and Alexa), zoned wet underfloor heating to the ground floor, and a high-performance Valiant boiler that provides central heating and serves a tank for pressured hot water to all bathrooms.



## A STUNNING FIRST IMPRESSION

From the street, rendered walls capped with sawn stone and 'hit and miss' privacy fencing frame a huge driveway laid with a combination of tarmac and tumbled block paving. Behind the insulated electric garage door, there's even more parking and direct access to the kitchen. In the centre, the home's lime-rendered exterior feels very distinctive. It boasts a Tudor-style boarded front gable, full-height bay windows, and bespoke RAL silk grey panelling under a Brazilian green natural slate roof. UPVC flush sash and aluminium windows, and rear sliders and bifold doors in silk grey with satin chrome ironmongery, complete the opulent finish. Continuing the lines of symmetry, a broad central pathway meets a feature porch with stone coping detail, while outdoor lights illuminate an aluminium silk grey security front door flanked by glazed panels on either side.

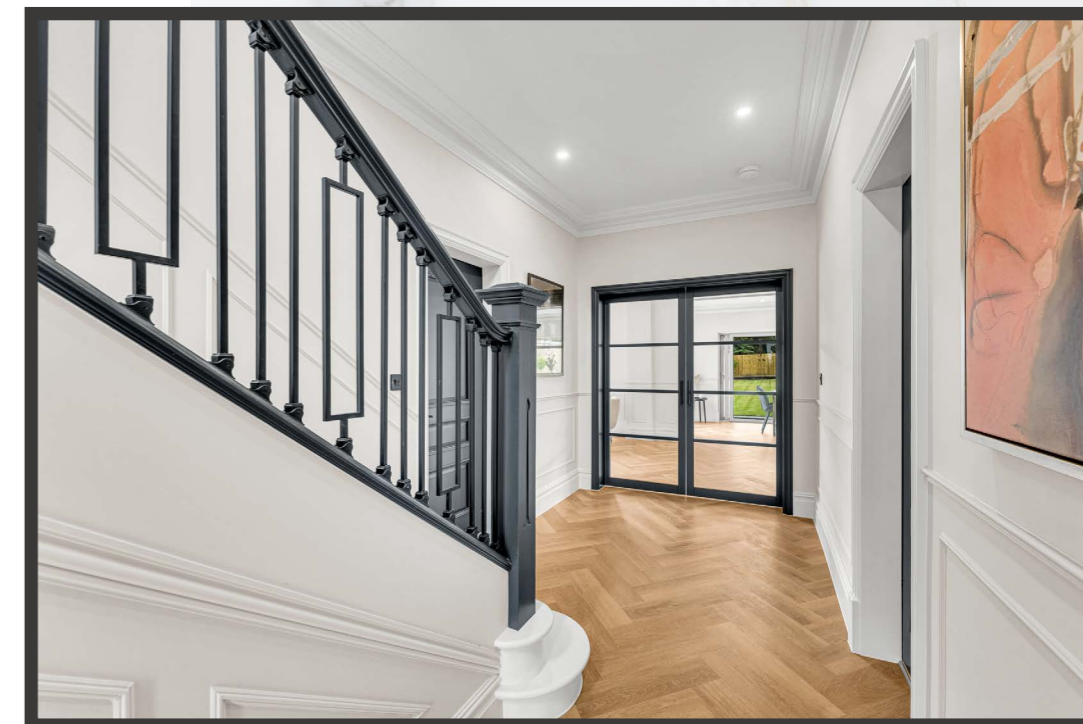




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## CONTEMPORARY CHARACTER

After removing coats and shoes in the entrance porch, head through into the spot-lit hallway. Here, the practical yet beautiful herringbone flooring meets tall, neutral-toned coved walls with elegant lower panelling, both of which feature in the fabulous rear dining kitchen beyond. The restored original 1920s half-landing staircase (with rods and iron spindles and a black-edged cream Riviera carpet) adds even more grandeur.





To your right, you'll discover a luxurious and sophisticated formal lounge flooded in light by an impressive bow window, wall lights, and a showpiece chandelier-style fitting crowned by a central rose. This time, full-height panelling on two walls pairs with a plush cream carpet to complement the soft stone paintwork.





Across the hall, bold Farrow & Ball paintwork on the walls and ceiling and a matching black carpet backdrop an ultra-stylish cinema room. Period features, a huge bay window, and a variety of warm lighting create a dramatic atmosphere for movie nights and gaming.



The rest of the ground floor is filled with a spectacular open-plan dining kitchen and lounge, where broad picture windows and doors draw the garden inside and your guests outside. Opulent veined Felton Reverie worktops and upstands blend with monument grey cabinetry with LED lighting, handleless doors, and soft-close drawers, while wineglass pendants bathe the large waterfall-drop breakfast island in a warm glow.





## PARTY CENTRAL

The high-end integrated appliances and features here include a Neff induction hob and down-draft extractor, two Neff integrated multifunction ovens in carbon black, a Neff built-in combination microwave oven with warming drawer, a full-height integrated fridge and separate full-height freezer, a dishwasher and a Quooker boiling water tap to the sink.







You'll also find an adjoining spot-lit utility room (with herringbone flooring and cabinetry to match the kitchen and a glazed garden door), a modern two-piece WC, and a door leading to the integral garage for easy access into the house.

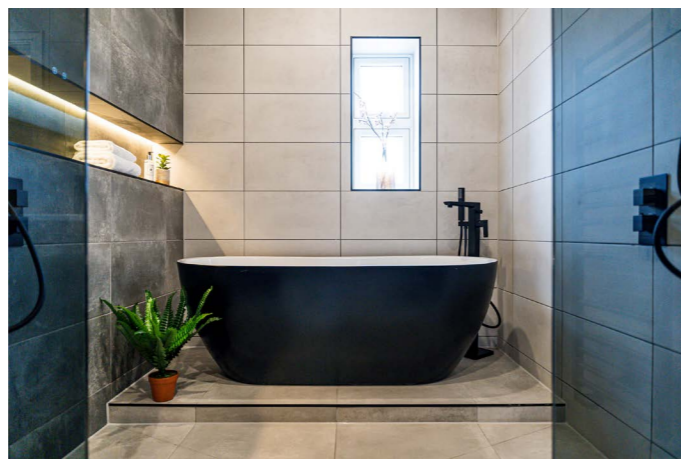
## REST & UNWIND

Ascending the half-landing staircase, you'll arrive on a spacious carpeted landing with refined wall panelling and solid wood doors painted to match the striking black bannisters. Downlights to the high coved ceiling brighten the way as you explore five double bedrooms, where the calming neutral wall tones, feature panelling, and plush fitted carpets continue

The two en suite bedrooms lie to the front, lit by downlighters and warmed by cast-iron radiators. They both benefit from those lovely bow and bay windows, with pendant bulbs in the master illuminating the sleeping area. The hotel-spa-style shower rooms feature luxury porcelain wall and floor tiles, top-end sanitaryware, black and brushed brass heated towel rails, walk-in wet-room rainfall showers, and demister LED mirrors.





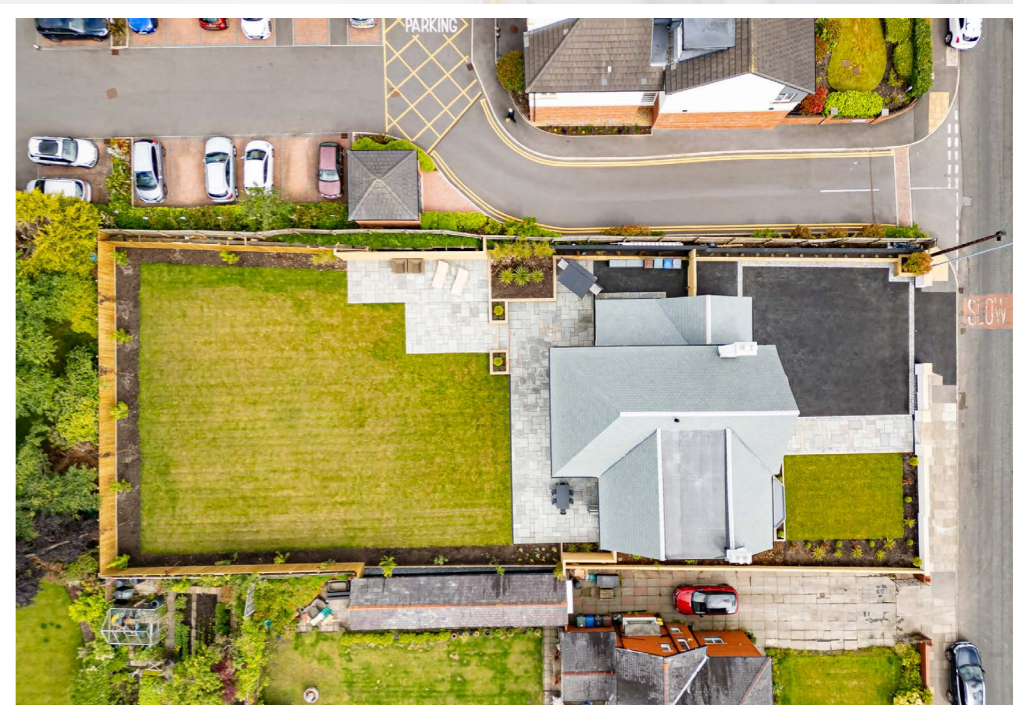


To the rear are three additional spot-lit doubles warmed by cast-iron radiators, which overlook the garden through large windows. These share a stunning, fully tiled monochromatic bathroom, where twin wet-room rainfall showers and a freestanding double-ended bathtub combine for ultimate luxury. There's also a wall-mounted vanity basin unit with a demister LED mirror above, a black heated towel rail, a back-to-wall toilet, and niche lighting.



## STEP OUTSIDE

The Grange sits in a plot large enough for a turfed front lawn and a \_\_foot rear garden, linked with natural stone paving to the paths and an extensive terrace area by the enormous back doors. Enclosed by attractive fencing, it's safe for children and pets and a fantastic setting for parties and barbeques. The planting scheme has been carefully considered and includes architectural feature trees and plants, from apple, pear and plum trees to Buxus hedging, Acer crimson, and Cordyline. You can even control the external lighting with a smart app, so you don't have to move from your drinking spot to switch them on.





## OUT & ABOUT

Nestled on River Irwell in the West Pennine Moors, the delightful market town of Ramsbottom lies 3.9 miles northwest of Bury and 12 miles from Manchester. It boasts popular shops, boutiques, restaurants and bars, including an award-winning brewery, while Victorian architecture and the East Lancashire Railway offer a glimpse into its industrial past.

In the town centre, stop by the Theatre Royal for some culture and make sure you're around for the highly tempting Ramsbottom chocolate festival and the annual black-pudding throwing world championships allegedly dating back to the War of the Roses. There are also plenty of amenities, such as supermarkets, a library, a dentist and a leisure centre, to cater to your day-to-day needs.

The surrounding rural landscape provides endless walks and days out, including Holcombe Hill – home to the historic Peel Monument and a great viewing point for stargazing or watching firework displays – and several parks and nature reserves on your doorstep.

The local section of the Irwell Sculpture Trail in nearby Nuttall Park is another popular route, but across the river, you'll also find a waterside sports stadium, football and cricket club. Within an hour's drive, you can explore the Peak District and

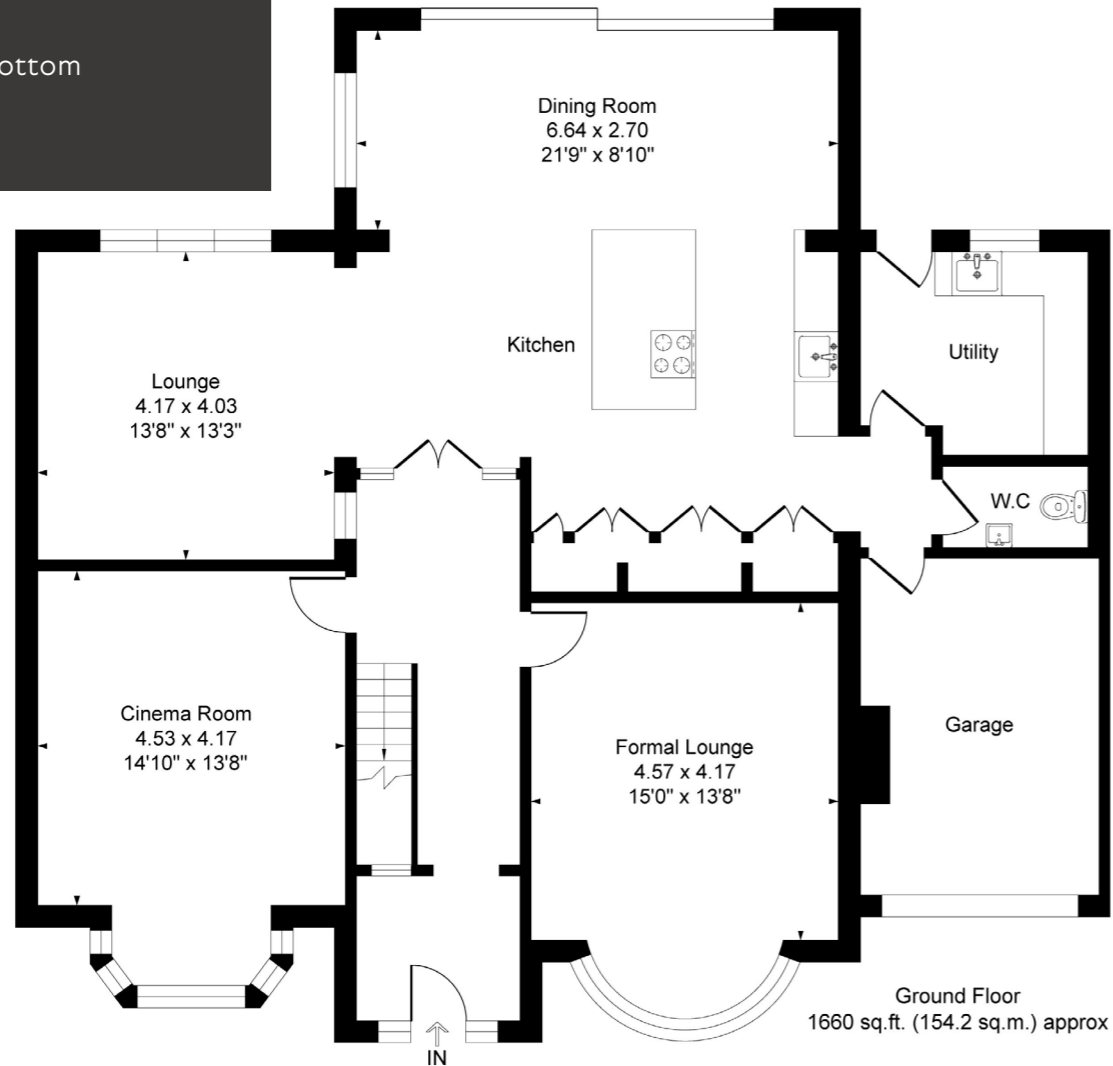
Yorkshire Dale National Parks, the Forest of Bowland AONB, and the West Coast.

Schooling-wise, you have various options just minutes away, including the Ofsted-rated 'Good' St Andrew's CE Primary, Woodhey Secondary in Holcombe Brook, and Rossendale Special School, also rated 'Good'. You'll also find grammar schools in nearby Rossendale and Bury.

The riverside setting and heritage railway continue in Bury, named the Greater Manchester Town of Culture in 2021. Make sure you pick up fresh produce from the market or take advantage of the town's Purple Flag status whenever you fancy a night out. The Met is also renowned for its English folk festivals, comedy and theatre. On a more practical note, you'll find a local hospital and healthcare amenities here, too.

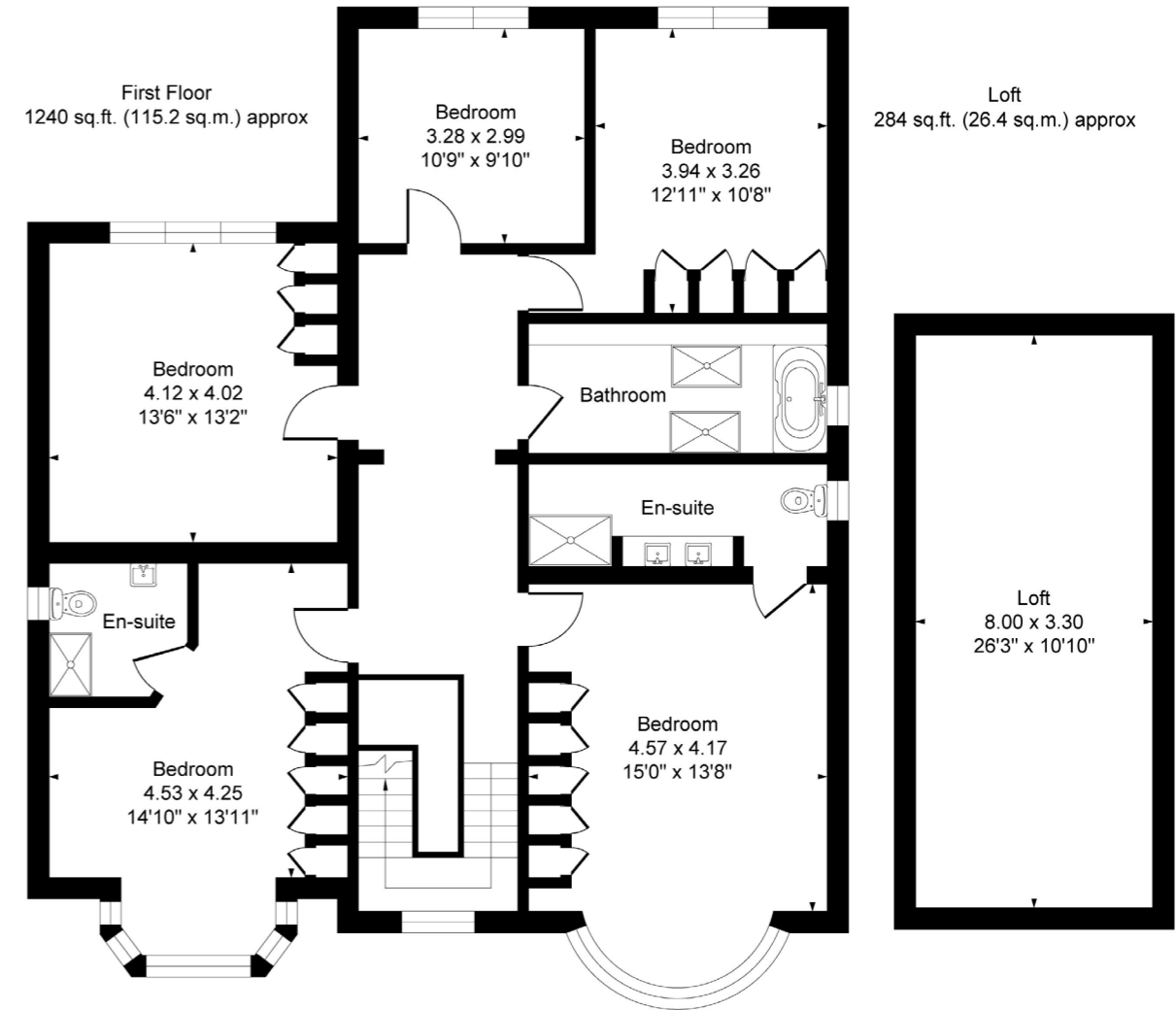
Travelling around the area is simple. Hop onto the M66 running alongside the town to join the M62 and M60 for quick links to Manchester (12 miles), Liverpool (40m), and Leeds (45m). You can also reach Chorlton Street in Manchester by bus, an hourly service that runs from the stop by St Paul's Church, or hop on a train at Entwist station for a 45-minute commute. Additionally, Bromley Cross station runs Northern line services and trains to London Euston (c. 3 hours).

- Five-bedroom detached house
- High-end wet-room bathroom
- Two stylish en suites
- Open-plan dining/living kitchen
- Two large separate receptions
- Immaculate décor throughout
- Separate utility & WC
- Large front & rear gardens
- Integral garage
- Minutes from Ramsbottom



**Total Floor Area : 3184 sq.ft. (295.8 sq.m.) approx**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







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