



White Brow
Bury BL9 8BT
ASKING PRICE £650,000

A UNIQUE 4 BEDROOMED DETACHED RESIDENCE SAT WITHIN APPROXIMATELY ONE ACRE OF PRIVATE LAND IN A RURAL LOCATION IN A QUIET AND SECLUDED SPOT SURROUNDED BY COUNTRYSIDE AND HORSE FIELDS DATING BACK TO 1890

BARTON KENDAL are delighted to offer for sale this unique 4 bedroomed detached property set on approximately 1 acre of land. The property is completely secluded and therefore is not overlooked by any other properties making it an exceptionally private dwelling. This extensive home was originally three individual cottages and features stunning views of the surrounding countryside. This spacious family home features 4 reception rooms plus downstairs study, kitchen, utility room and shower room. To the first floor there is a large family bathroom suite and 4 spacious bedrooms with the master coming with its own ensuite bathroom and walk in wardrobe. Externally the property benefits from 2 double garages, a huge private parking driveway suitable for ample parking, private fencing and electric gates. The property also benefits from extensive land with patio area, lawned area, storage shed and feature rockeries to the rear and a delightfully large wooded area to the side with security lighting throughout. The property benefits from a gas fired central heating system with hive system and double glazing throughout. The property is also fantastically situated for the M60, M66 and M62 motorway networks and within close proximity to Pilsworth retail park. This exceptional one of a kind property comes onto the market at an exceptional price and viewings are highly recommended to appreciate the size and privacy of the estate.

UNIQUE 'ONE OF A KIND' PROPERTY OFFERED ON THE MARKET WITH NO ONWARD CHAIN FREEHOLD PROPERTY IN A UNIQUE PRIVATE LOCATION

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

ENTRANCE HALLWAY

Composite entrance doorway with "ring" doorbell

LOUNGE – 5.2 x 3.8 metres

A large pleasant reception room with feature fireplace with gas fire, double French doors leading out to the rear garden

SITTING AREA/ BAR – 5.4 x 6.5 metres

A second, well presented reception room with feature fireplace, bar area, double French patio doors and exposed beams



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DINING ROOM – 6.2 x 4.3 metres

Well presented third reception room with double French doors leading to conservatory

CONSERVATORY – 3.5 x 3.2 metres

Views of rear garden and surrounding countryside and double French patio doors leading to rear patio area

STORAGE AREA/REAR ENTRANCE HALLWAY – 1.4 x 4.1 metres

Currently used for storage but with access to rear garden

OFFICE – 3.5 x 2.4 metres

DOWNSTAIRS SHOWER ROOM – 2.4 x 1.2 metres

Low level wc, wash hand basin, shower cubicle and part tiled walls

KITCHEN – 2.5 x 4.2 metres

Range of modern wall and base units with complementary work surfaces, one and a half drainer stainless steel sink unit and tiled walls, composite door leading to yard

UTILITY ROOM – 2.3 x 1.8 metres



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First Floor

LANDING

MASTER BEDROOM – 4.5 x 6.1 metres

Well presented and exceptionally large master bedroom with new carpet and feature fitted wardrobes

WALK IN WARDROBE – 1.9 x 2.3 metres

MASTER EN-SUITE – 1.9 x 2.3 metres

Panelled bath, pedestal wash hand basin, corner shower cubicle, low level wc, tiled walls and skylight

BEDROOM TWO – 4.8 x 2.5 metres

Second double bedroom with new carpet and feature vanity wash hand basin



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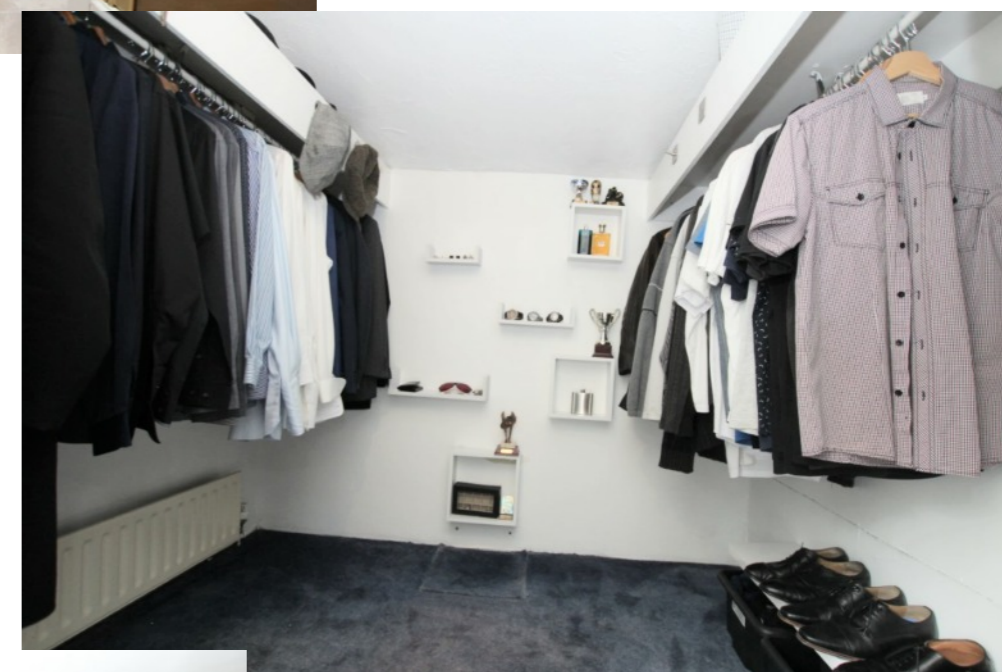
BEDROOM THREE – 3.7 x 3.6 metres

Third double bedroom with new carpet and feature vanity wash hand basin

BEDROOM FOUR – 2.5 x 3.1 metres

BATHROOM – 2.7 x 3.3 metres

Stunning newly installed bathroom suite with slipper bath including shower attachment, low level wc, floor standing bidet, pedestal wash hand basin, shower cubicle, part tiled walls and laminate flooring



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Externally

The property benefits from approximately an acre of land. Leading in through large double electric gates equipped with intercom, security lighting and camera. Beyond the gates is a large private driveway leading down to a huge parking area and detached double garage with electric. Next to the driveway is a separate yard leading to a second double detached garage currently being used as a gym with electric and free-sat television. To the side of the property is a large wooded area leading to the rear. Next to this is horse fields often with horses in them freely grazing. To the rear of the property is a large flagged patio area and lawned area leading down the hill to custom made rockeries with fruit trees lining the hill and stunning views beyond the horse fields to the River Roach.

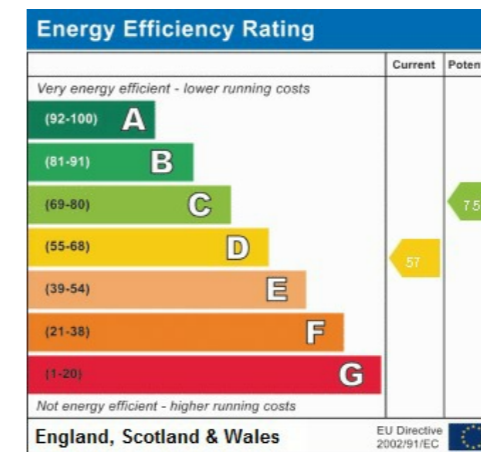
Council Tax Band

From enquiries made we have been advised that the property is in Council Tax Band F

Energy Performance Certificate

Band D

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



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GROUND FLOOR



1ST FLOOR



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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