



Owlerbarrow Road

Walshaw



Miller Metcalfe
PRESTIGE

SINCE 1891

Substantial Detached Family Home in a Fantastic Location with Extensive Rear Gardens with Planning Permission Passed for Dwelling in the grounds.

Freehold | Five Bedrooms + One-Bedroom Annex | Approx. 2,000 sqm Plot | Huge Development Potential

This impressive detached family home offers an exceptional opportunity to acquire a versatile and spacious property set in one of the area's most desirable locations. Occupying a substantial plot of approximately 2,000 square meters, the home boasts extensive rear gardens that are not overlooked, ensuring complete privacy and a peaceful, secluded setting.

Internally, the property provides adaptable accommodation, including five generously sized bedrooms and multiple reception areas, ideal for modern family living. In addition, the converted garage has been transformed into a self-contained one-bedroom annex, perfect for extended family, guests, or potential rental income.

The property is being sold with the benefit of planning permission for development in the rear gardens, offering significant potential for further expansion, an additional dwelling, or a bespoke project—making this a truly rare and valuable opportunity.



Key Features:

- Substantial detached family home in a sought-after location
- Expansive, private gardens of approx. 2,000 sqm
- Five bedrooms in the main house
- Self-contained one-bedroom annex
- Adaptable living space throughout
- Planning permission granted for rear garden development
- Freehold tenure
- Huge potential for further enhancement or development

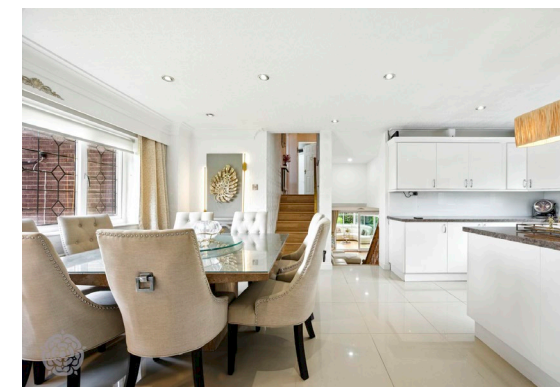
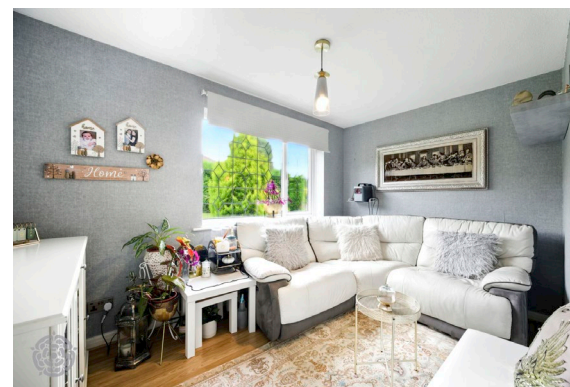
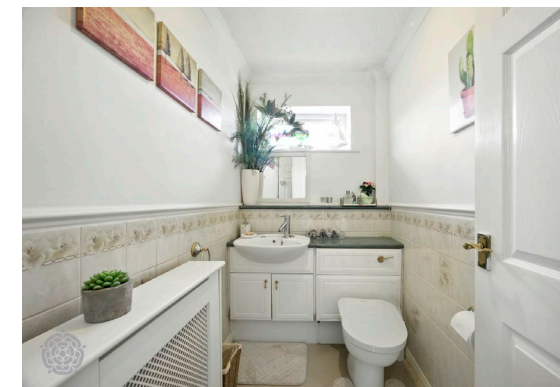
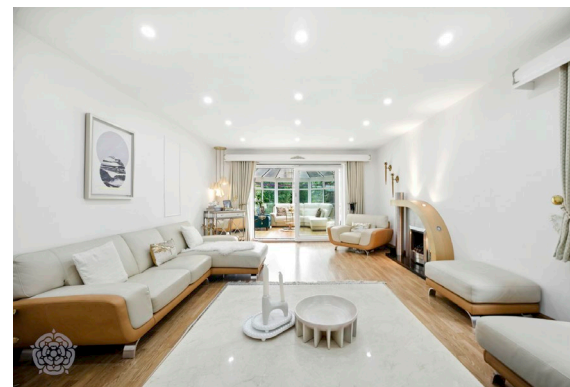
Whether you're looking for a spacious forever home, multi-generational living, or a property with development upside, this unique offering ticks all the boxes. Viewings are highly recommended to fully appreciate the scale, setting, and possibilities of this exceptional property.

Entrance Hallway And Guest WC

Entrance hall with tiled flooring, the guest wc comprising modern 2 piece white suite.

Reception Rooms

The property has a stunning spacious lounge which is on a lower level offering a stunning view of the very large garden to the rear, leading from the lounge there is a light and airy conservatory to the rear. The dining room is open plan to the breakfast kitchen and perfect for a growing family.





Breakfast Kitchen

There is a modern fitted breakfast kitchen with a wealth of storage with integrated appliances, centre island with bar stools situated around.



Master Bedroom With Ensuite

The master suite is located on the first floor being fully fitted with modern wardrobes and very spacious ensuite bathroom.



Further Bedrooms

On the ground floor there is

Bedroom Four with window to the side.

Bedroom Five currently used as an additional sitting room. Window to the rear.

On the first floor there are 2 further bedrooms comprising of :

Bedroom Two with window to the rear with great views over the gardens. Air conditioning.

Bedroom Three with window to the side.





The Annexe

The Annex - Entrance hall and kitchenette leading onto a three piece shower room with utility plumbing. There is a bedroom/sitting room with storage off. The annex has separate access from the rear patio.

Planning Permission

Planning Permission - Planning has been granted for the construction of a 1000 square foot, three bedroom detached property within the gardens. See Bury planning portal ref 69063.





Grounds And Driveway

To the outside the property has lawned gardens, a private driveway and probably one of the largest rear gardens we have seen for some years. The current owner has just been successful in obtaining planning permission to construct a three bedroom detached house within the rear garden. The property is being sold with this benefit.



Tenure

Freehold

Local Authority And Council Tax

Local Authority: Bury

Band: G

Annual Price: £3,500 approx

Flood Risk

Very Low

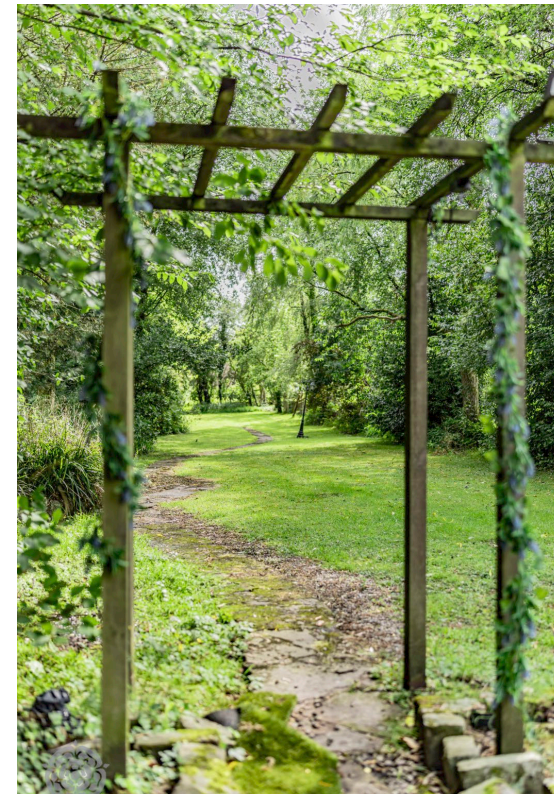
Mobile Coverage And Broadband

Mobile coverage;
EE, Vodafone, Three, O2

Broadband;
Basic - 5 Mbps
Superfast - 80 Mbps
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability;
BT, Sky

EPC Rating - D





Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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