



Turton Road
Tottington, Bury



Miller Metcalfe
PRESTIGE

SINCE 1891

Nestled on the idyllic fringe of the countryside, this beautifully renovated residence effortlessly combines timeless character with contemporary luxury. Stylishly presented throughout, the home offers elegant and versatile living spaces perfectly suited to modern family life and entertaining.

At the heart of the home is a magnificent fitted kitchen featuring quality integrated appliances, stylish cabinetry, and a striking central island, flowing seamlessly into the dining and family areas. Flooded with natural light and enjoying delightful garden views, this exceptional space creates the perfect setting for everyday living and social gatherings. A useful utility room and luxurious family bathroom further enhance the accommodation.

The impressive principal bedroom provides a peaceful retreat, complemented by a stunning four-piece en-suite and access to an adjoining room currently used as a home office, ideal as a dressing room if desired. Three further generous bedrooms offer flexible accommodation across the upper floors.

Externally, the property boasts a breathtaking rear garden with expansive lawns, mature trees, established planting, and stylish Indian stone patio terraces, perfect for al fresco dining and outdoor entertaining.

Offering the perfect blend of luxury living and semi-rural charm, this exceptional home enjoys a peaceful countryside setting whilst remaining conveniently close to local amenities.



Entrance Hall

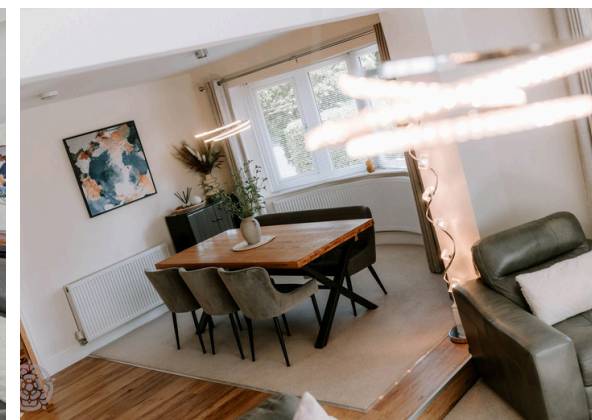
Double glazed composite entrance door leads into the light and airy entrance hallway.

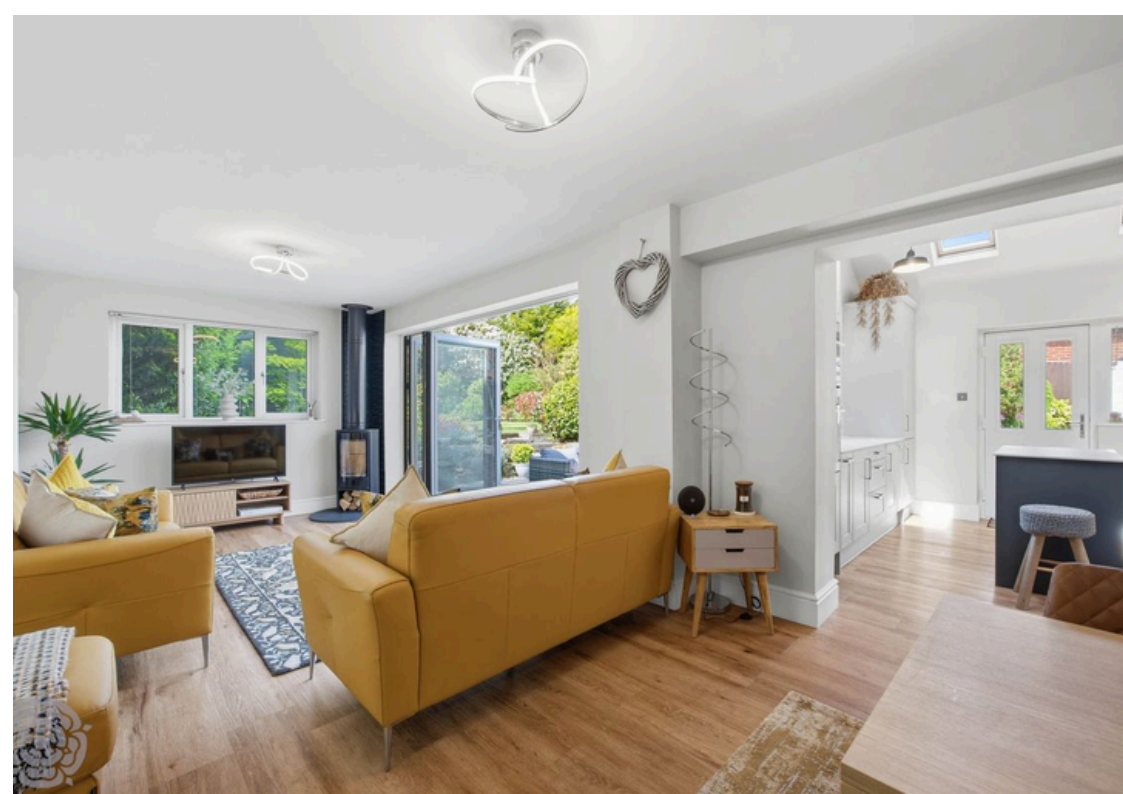
Reception Rooms

From the impressive entrance hall, the home flows effortlessly into a magnificent open-plan dining space, seamlessly connected to an elegant and exceptionally comfortable lounge area — creating the perfect setting for modern family living, sophisticated entertaining, and the needs of a growing family. Beyond this, the property opens into a beautifully spacious family room, thoughtfully designed to provide both warmth and versatility. A striking corner wood-burning stove creates an inviting focal point, while expansive bi-folding doors flood the room with natural light and open directly onto the rear garden, seamlessly blending indoor and outdoor living. A doorway leads conveniently through to the kitchen, enhancing the effortless flow of this exceptional family home.

Office / Dressing Room

The beautifully appointed home office enjoys elegant double patio doors opening directly onto the rear garden, creating a wonderfully bright and inspiring workspace — perfectly suited to modern home working while offering a peaceful connection to the outdoors. As the current vendors use this room as an office it could easily be used for many other purposes ie a large dressing room or additional storage room.





Kitchen

The stunning contemporary kitchen has been beautifully designed to combine timeless elegance with modern practicality, featuring an extensive range of stylish shaker-style wall and base units complemented by a striking central island, perfect for both everyday living and entertaining. High-specification integrated appliances include a double oven with combi microwave, induction hob with Bluetooth extractor hood, integrated dishwasher, and fridge freezer, while a sleek 1.5 bowl sink unit enhances the sophisticated finish. Flooded with natural light from four double-glazed Velux windows and a composite door opening to the outside, this exceptional space offers a wonderfully light, airy, and effortlessly modern atmosphere.

Utility Room

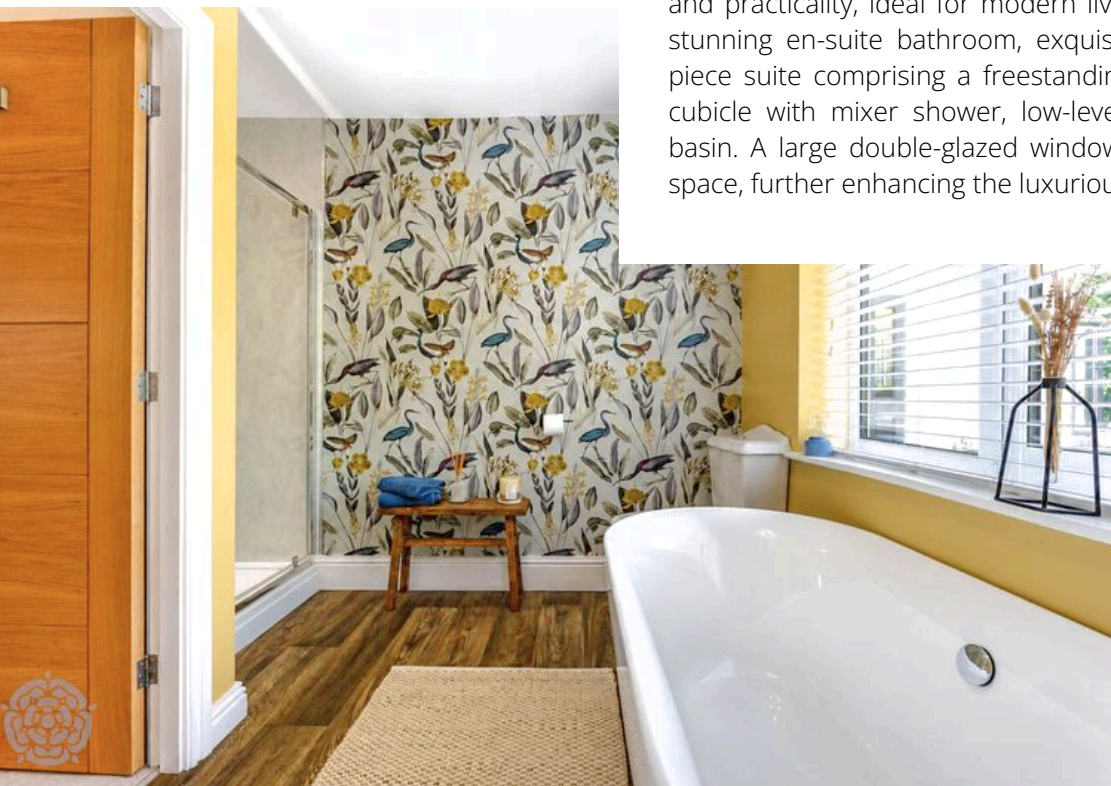
The thoughtfully designed utility room provides excellent practicality and convenience, complete with fitted units, sink facility, and dedicated plumbing for both a washing machine and tumble dryer. A stylish ground floor WC further enhances the functionality of this well-appointed space, ideal for modern family living.





Master Bedroom with Ensuite

The impressive principal bedroom is a wonderfully spacious retreat, beautifully presented in elegant neutral tones and enhanced by two charming bay windows that fill the room with natural light and character. Direct access to the adjoining office creates the perfect balance of luxury and practicality, ideal for modern living. Complementing the bedroom is a stunning en-suite bathroom, exquisitely appointed with a beautiful four-piece suite comprising a freestanding bath, very spacious walk in shower cubicle with mixer shower, low-level WC, and contemporary wash hand basin. A large double-glazed window allows natural light to pour into the space, further enhancing the luxurious and tranquil atmosphere.





Landing

The contemporary landing creates a striking first impression, featuring a sleek glass-screen balustrade complemented by an elegant wooden banister, combining modern design with timeless sophistication while enhancing the sense of light and space throughout the home. Generously proportioned, the landing also offers a charming reading nook — the perfect space to relax and unwind — together with a useful built-in storage cupboard, adding both practicality and style to this beautifully designed area.





Two Further Bedrooms on First Floor

The first floor continues to impress with two exceptionally generous bedrooms, both beautifully designed to create a light, airy, and contemporary feel. One bedroom is enhanced by a striking vaulted ceiling and double-aspect windows, allowing natural light to flood the space while creating a wonderful sense of openness and character. The second bedroom also benefits from an impressive vaulted ceiling, creating a stylish and inviting atmosphere with a wonderful sense of space and character. An enclosed staircase from this bedroom leads gracefully to the top floor bedroom, offering a versatile and private additional living space ideal for guests, older children, or a luxurious retreat.

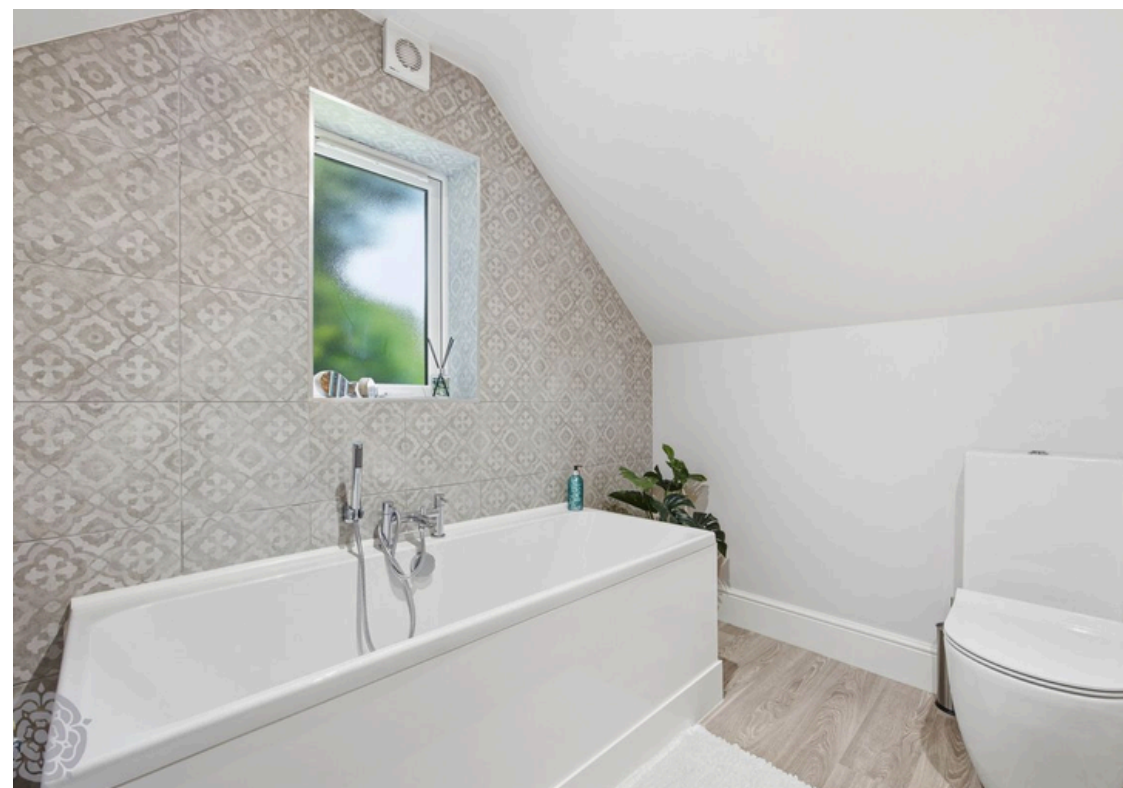


Family Shower Room

The beautifully appointed shower room has been finished to an exceptional contemporary standard, featuring a sleek three-piece suite comprising a spacious walk-in shower area with stylish mixer shower, low-level WC, and elegant pedestal wash hand basin. Complemented by contemporary part-tiled walls and a double-glazed window allowing for plenty of natural light, this modern space perfectly combines sophistication with everyday practicality.

Top Floor Bedroom

Occupying the top floor is a beautifully spacious and light-filled double bedroom, enhanced by charming feature windows that add both character and an abundance of natural light. This elegant retreat enjoys access to a contemporary bathroom beautifully appointed with a stylish three-piece white suite comprising a bath, low-level WC, and wash hand basin, complemented by sleek modern part-tiled walls that complete the sophisticated finish.



Gardens

Approaching the property, you are welcomed by an impressive carriage driveway, beautifully screened by mature shrubs and established hedging, creating an immediate sense of prestige and privacy. Gated side access leads to the attached garage with pitched roof, further enhancing the practicality and appeal of this exceptional home. To the rear, the property boasts a truly stunning and substantial garden, thoughtfully landscaped to provide an idyllic outdoor sanctuary. Expansive lawned areas are complemented by an array of mature trees, shrubs, and established planting, creating a picturesque and private setting. Elegant indian stone patio areas offer the perfect space for stylish al fresco dining and outdoor entertaining, seamlessly extending the luxury of the interior into the beautiful surrounding gardens.

Tenure

Freehold

Council Tax

Local Authority - Bury

Council Tax Band - E

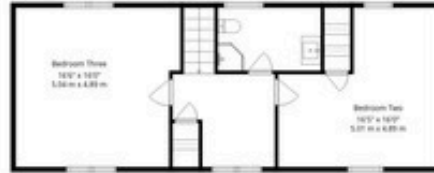
Annual Council Tax Cost - £3,123

EPC

Energy Efficiency - C

Environmental Impact - D





TOTAL: 2759 sq. ft, 256 m²
GROUND FLOOR: 1797 sq. ft, 167 m², FIRST FLOOR: 962 sq. ft, 89 m²
EXCLUDED AREAS: BAY WINDOW: 8 sq. ft, 1 m², WALLS: 226 sq. ft, 21 m²

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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