



# Beech Grove

GREENMOUNT



Tucked away within a peaceful and established cul-de-sac, Beech Grove is a home that has been entirely re-envisioned. Where thoughtful architecture, contemporary design and refined craftsmanship come together to create something truly special. Formerly a bungalow, this property has been transformed into a substantial and beautifully balanced four-bedroom family home, offering space, light and modern functionality in equal measure.

From the very first glance, there is a quiet confidence to this home. The approach is calm and considered, setting expectations that are fully delivered once inside.

## Beech Grove, Greenmount

A wide tarmac driveway provides generous off-road parking for up to five vehicles, leading effortlessly to the integral garage. A neatly kept lawn sits to one side, framed by a low stone boundary wall, while contemporary dark panelling and light porcelain tiling bring texture and contrast to the frontage. Sleeper edging softens the lines and creates the perfect foundation for future planting, allowing the exterior to evolve with the seasons.





## A Warm Welcome

Step inside, pale wood-effect LVT flooring in an attractive herringbone pattern creates a spacious and light feel in the entrance hall.

The entrance hall rises into a striking double-height gallery, flooded with natural light that filters down from above. Clean architectural lines and crisp joinery speak to the quality of the refurbishment throughout.

A glass balustrade staircase draws the eye upward, allowing light to travel freely, while Crittall-style aluminium and glass doors introduce a refined industrial elegance—dividing spaces without ever interrupting flow.

## Relax & Unwind

To the right of the hallway, the lounge unfolds an inviting and flexible space centred around a large square bay window. Soft neutral tones, plush cream carpeting and discreet spot lighting create an atmosphere of calm, making this an ideal snug, reading room or a more formal lounge for quieter evenings.





## Versatile Spaces

Across the hallway, the home continues to adapt effortlessly to modern life. A further reception room, overlooking the rear garden, offers exceptional versatility. Perfect as a home office, playroom or hobby space, depending on your needs.



## Effortless Everyday Living

Everyday practicality has been beautifully integrated too. A discreet boot room-style seating nook, complete with built-in bench storage and coat rail, is thoughtfully tucked away from the main entrance, keeping life organised without compromising on style.

A downstairs cloakroom completes the ground floor amenities, finished with elegant wall panelling, contemporary sanitaryware and striking gold-toned fittings that subtly elevate the space.





# The Heart of The Home

At the rear, the home opens up into a spectacular open-plan kitchen, dining and living space. A room designed for connection, conversation and celebration.

Natural light pours in from above via lantern roof lights, while expansive glazing and sliding doors draw the garden into view, blurring the line between inside and out. By day, the space is bright and uplifting; by evening, carefully placed LED lighting highlights the architectural details and creates a warm, ambient glow.

The kitchen itself is sleek, elegant and highly functional. A large central island anchors the room, providing seating for up to six and forming a natural hub for family life and entertaining. Snow white granite worktops, a mirrored splashback and under-cabinet lighting add depth and polish, while the integrated NEFF appliance suite includes an oven, separate grill, warming drawer, dishwasher and full-height fridge and freezer.

A Tesla induction hob, seamlessly set into the island, is paired with a concealed extractor for a clean, uninterrupted aesthetic, while a boiling water tap completes the space with modern convenience.





## Fine Dining

There is ample room for a generous dining table, with space beyond for relaxed seating, creating a room that transitions effortlessly from everyday living to hosting friends and family.

Tucked neatly to one side, the utility room mirrors the kitchen's finish with dark cabinetry, granite work surfaces and an inset sink. A secondary external door provides direct access to the garden, reinforcing the thoughtful flow of the home.



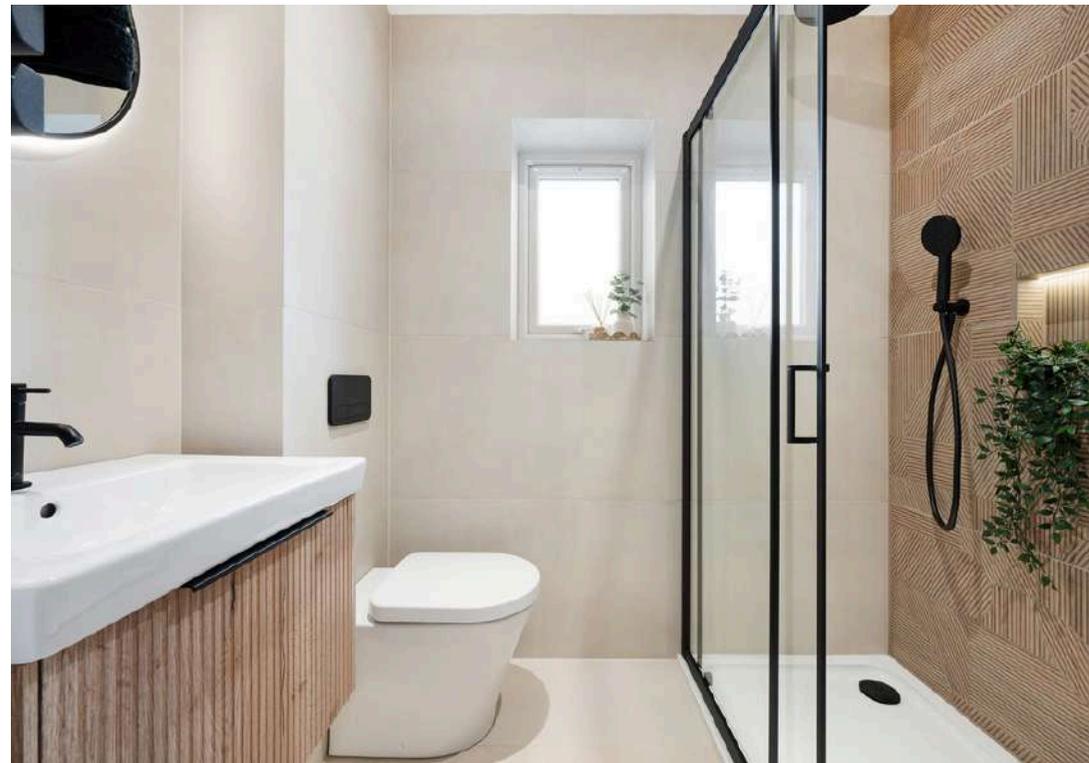
## And So To Bed...

Ascending the staircase, a soft cream runner edged in black leads you to a gallery landing that overlooks the entrance hall below. an architectural moment that enhances both light and volume.

# Bedroom Bliss

The principal bedroom suite is positioned to the rear of the home, enjoying elevated views across the garden and towards Holcombe Hill beyond. Calm, spacious and beautifully proportioned, this is a room designed for rest and retreat.

The adjoining en-suite bathroom is luxurious in both feel and finish, with textured ridge-effect tiles, a generous walk-in shower with rainfall and handheld attachments, sleek sanitaryware and a contemporary towel rail. Underfloor heating ensures comfort year-round, while space for a dressing area offers flexibility for wardrobes or additional storage.





## Refresh & Revive

The family bathroom is equally impressive—styled with spa-like serenity in mind. A freestanding bath invites long evening soaks, while a separate walk-in shower, vanity unit and WC are finished with oversized cream tiles, matt gold fittings and soft ambient lighting tucked into alcoves and beneath the vanity.



## Room For All

Three further bedrooms complete the accommodation, each thoughtfully finished and offering flexibility for family, guests or working from home. One bedroom overlooks the rear garden, enjoying peaceful green views, while two further double bedrooms face the front, benefitting from privacy and open outlooks across neighbouring bungalows. All rooms are finished in soft neutral palettes with plush carpeting, creating blank canvases ready to be personalised.



## Garden Escapes

The rear garden has been designed to complement the home's sense of scale and flow. Oversized porcelain tiling wraps the length of the property, creating distinct zones for outdoor dining, lounging and entertaining, perfectly positioned to catch the sun throughout the day.

Picture windows and sliding doors strengthen the connection between inside and out, while beyond the patio, a lush lawn stretches across the width of the garden, bordered by fencing for privacy. The space is ready to be shaped, whether through planting, play equipment or further landscaping all while retaining a sense of openness and calm.

A discreet pathway leads to additional storage and bin space, with gated side access connecting back to the driveway.



# Out & About

Set within the ever-popular Greenmount, Beech Grove offers the perfect blend of village charm, countryside beauty and everyday convenience.

Step outside and you're moments from scenic countryside walks, with routes leading towards Holcombe Hill, local woodland trails and open moorland ideal for dog walks, weekend adventures or simply switching off from the pace of daily life.

Greenmount village centre is close at hand, offering independent cafés, local shops and welcoming pubs, while nearby Ramsbottom provides a vibrant mix of bars, restaurants and boutique stores. For family days out, Burrs Country Park, the East Lancashire Railway and surrounding reservoirs offer endless opportunities to explore.

Well-regarded local schools are within easy reach, making this an excellent location for families, while strong commuter links connect you easily to Bury, Bolton and Manchester beyond.

Beech Grove is more than a home—it is the result of careful design, thoughtful craftsmanship and a clear vision for modern family living. With its seamless flow, refined interiors and peaceful setting, this is a home that offers both comfort and aspiration in equal measure.

A place to settle, to grow, and to truly enjoy.



# The Finer Details

- Stunning Architecturally Transformed Home
- Impressive Double-Height Entrance & Gallery Landing
- Exceptional Open-Plan Kitchen, Dining & Living Space with Lantern Roof Lights
- Designer Kitchen with Statement Island
- Versatile Reception Rooms
- Luxurious Principal Bedroom
- Landscaped Garden
- Integral Garage & Driveway Parking for Five
- Set Within a Peaceful and Sought-After Greenmount Cul-De-Sac
- Freehold
- Bury Council Tax Band TBC

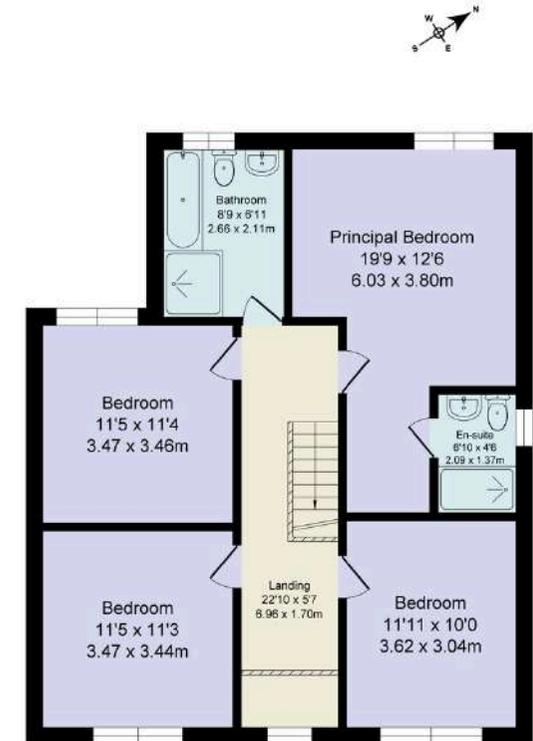
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Total Approx. Floor Area 2254 Sq.ft. (209.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 1414 Sq.Ft (131.4 Sq.M.)



First Floor  
Approx. Floor Area 840 Sq.Ft (78.0 Sq.M.)

WAINWRIGHTS  
ESTATE AGENTS

To view Beech Grove,  
Call 01204 773556 or email [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)