



# Lingfield Close

BRANDLESHOLME

## A Hidden Corner

Tucked away within an exclusive cul-de-sac of just seven detached homes, 8 Lingfield Close enjoys a setting that feels wonderfully private yet beautifully connected. Approached through stretches of greenbelt countryside, this is the kind of home many spend years hoping to find and very rarely leave behind. In fact, this is the first home on Lingfield Close to come to market in over twenty-five years.

A generous driveway leads to the double garage, while established planting, mature greenery, and a well-tended front garden create a warm welcome from the very first glance. There is a quietness here that is increasingly difficult to find; no passing traffic, peaceful surroundings, and the reassuring sense of a neighbourhood that has been cherished for decades.





## A Bright Beginning

Stepping through the front door, the hallway immediately sets the tone. Pale oak flooring stretches ahead beneath soft lighting, while the contemporary oak and glass staircase draws the eye upwards and allows natural light to travel effortlessly throughout the home. The space feels open, calm and welcoming, designed for everyday living yet offering a lovely sense of occasion when family and friends arrive.

A handy downstairs cloakroom/WC sits just off the entrance, while the hallway itself provides a natural flow into the living spaces beyond.



# Where Every Season Shines

The lounge is a room designed for slowing down. A large picture window frames views across the front garden, where mature trees and greenery create a changing backdrop throughout the seasons. Bathed in natural light during the day, the room transforms beautifully in the evening when the marble fireplace comes into its own. Toshiba air conditioning provides cooling and heating options for year round comfort.

This space flows seamlessly into the dining room, creating a sociable layout that adapts effortlessly from quiet family evenings to larger celebrations.

It is easy to imagine winter evenings here: lamps glowing softly, the fire flickering gently, conversation lingering long after dinner has finished.





## Beneath The Stars

Beyond the dining area, the conservatory offers something extra special.

With wraparound glazing, a vaulted roof, and underfloor heating beneath elegant ceramic tiles, it becomes a room for every season. Morning coffee as sunlight spills across the floor.

Summer afternoons with doors open to the garden. Crisp autumn evenings spent watching leaves drift across the borders.

As darkness falls, the glazed roof provides a front-row seat to star-filled skies, while visiting birds and garden wildlife bring the outdoors gently inside throughout the day.



## The Heart Of The Home

In the kitchen, LED lighting glows beneath the cashmere cabinets, while a large window above the sink overlooks the garden, making everyday moments feel grounded and connected. There is ample preparation space for baking afternoons, festive cooking sessions, or simply gathering around with coffee while the day begins.

A family breakfast table fits comfortably here too, creating a relaxed spot for weekday mornings, homework sessions, or catching up over a glass of wine while dinner simmers nearby.

Beyond, the utility room keeps the practicalities of life tucked neatly away. Matching cabinetry continues throughout, alongside additional appliance space, garden access and entry into the substantial double garage. For hobbyists, fitness enthusiasts, or anyone seeking extra flexibility, the garage offers exciting possibilities far beyond parking alone.





## A Gentle Ascent

Ascending the staircase, oatmeal wool carpets soften every step while the glass balustrade allows light to dance across the landing.

The feeling upstairs is one of peace and privacy, with beautiful outlooks across surrounding greenery and distant greenbelt views adding to the sense of escape.

## A Suite to Retreat To

The principal bedroom feels wonderfully relaxing. Fitted furniture wraps elegantly around the room, creating a dedicated dressing area alongside extensive wardrobe storage and integrated bedside cabinetry. Large windows frame leafy views towards the surrounding greenbelt, while the recently installed air conditioning ensures comfort throughout the warmer months.

The adjoining en-suite continues the sense of luxury, offering a spacious walk-in shower with drench head, elegant tiling and soft natural light filtering through the distinctive diamond-patterned window.





## Rest & Retreat

The remaining bedrooms continue the home's theme of flexibility and thoughtful design.

Adjacent to the principal suite, bedroom four has been thoughtfully arranged as a dressing room, with floor-to-ceiling storage creating a boutique hotel feel. Equally versatile, it could become a peaceful nursery, a beautifully organised home office, or a welcoming bedroom for family and guests as life evolves. Along the landing, bedroom three overlooks the rear garden and offers generous proportions for guests, family or growing children.

The second bedroom is tucked away at the end of the landing and enjoys a panoramic window overlooking the front greenery. This space benefits from a full wall of fitted wardrobes alongside matching furniture. Light pours into the room throughout the day, creating a wonderfully calm retreat.



## Time To Unwind

The family bathroom is bright, spacious, and situated at the centre of the four bedrooms.

Natural light streams through the large window, illuminating the crisp white suite and decorative blue mosaic detailing. Whether it's a quick morning refresh before the day begins or a long soak after a busy week, the space feels calm, practical and effortlessly comfortable.

# A Garden Escape

Outside, the garden reveals one of the home's most impressive features.

Recently transformed through a professional landscaping project, every corner has been carefully considered. Porcelain pathways weave through colourful borders filled with seasonal planting, while raised beds edged with Scottish pebbles introduce texture and character throughout.

Directly beyond the conservatory, a generous patio creates the perfect setting for summer dining, barbecues with friends, or evenings spent lingering outdoors long after sunset.

At the far end of the garden, a second patio offers an entirely different perspective. From here, the house can be admired from afar, framed by planting and surrounded by the gentle sounds of nature.

The artificial lawn provides year-round greenery and a wonderful space for children to play safely, while new fencing creates a remarkable sense of privacy. Mature planting softens every boundary, creating an atmosphere that feels almost woodland-like in places, particularly when sunlight filters through the trees and dances across the porcelain paving.





## Out & About

Tucked away on the popular Lingfield Close development in Brandlesholme, this impressive family home enjoys a wonderfully convenient setting where green open spaces, excellent schools and everyday amenities are all within easy reach. It's a location that has long been favoured by families, offering a strong sense of community alongside superb access to both Bury town centre and the surrounding countryside.

For those who enjoy the outdoors, you're spoilt for choice. Burrs Country Park is just a short drive away, offering miles of riverside walks, woodland trails and cycle routes along the banks of the River Irwell. Nearby Kirklees Valley provides a peaceful escape with nature trails, wildlife and access to the popular Irwell Sculpture Trail, while local parks and green spaces offer plenty of room for children to play and explore.

Families are particularly well catered for when it comes to education. Old Hall Primary School, Woodbank Primary & Nursery and Our Lady of Lourdes RC Primary School are all nearby, while Woodhey High School and Elton High School provide excellent secondary options. For those considering independent education, Bury Grammar School is easily accessible.

Everyday life is refreshingly straightforward. A Tesco Express, Spar convenience store, pharmacy, medical centre, barbers and a variety of local shops, including Swirl frozen yoghurt, are all close at hand. Ernill's Bakery is a firm local favourite for freshly baked bread and sweet treats, while All Bloomin' Things is ideal for flowers and gifts. Bury town centre is only a short drive away, providing an extensive range of shopping, restaurants, entertainment and the famous Bury Market.

When it's time to relax, there are plenty of local favourites to enjoy. The Brown Cow remains a popular choice for family meals and Sunday lunches. A trip into nearby Ramsbottom opens up a fantastic selection of independent cafés, restaurants, wine bars and boutique shops, perfect for leisurely afternoons and evenings out.

For those who enjoy an active lifestyle, local cricket clubs, golf courses, gyms and leisure facilities are all within easy reach, ensuring there is something for every age and interest.

Commuters are exceptionally well positioned, with the M66 motorway just minutes away and Bury town centre offering direct Metrolink services into Manchester. Regular bus routes also connect Brandlesholme to Bury, Ramsbottom and the surrounding areas.

Combining excellent schools, green open spaces and superb convenience, Lingfield Close offers the perfect setting for modern family life – a place where everything you need is close by, yet there's always room to enjoy the outdoors and unwind.



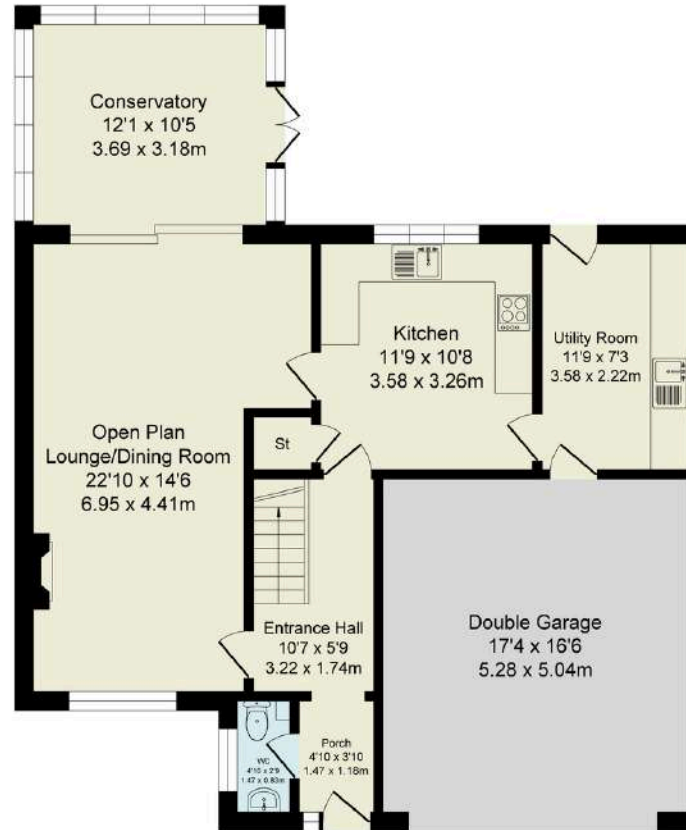
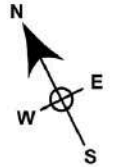
# The Finer Details

- Stunning Four Bedroom Detached Home
- Spacious Plot on Quiet Cul-de-Sac
- Principal Bedroom with Fitted Wardrobes and En-suite
- Large Lounge / Dining Room with Flow Through to Conservatory Overlooking the Garden
- New Roof & Newly Landscaped Low Maintenance Garden to Enjoy
- Double Garage and Driveway Parking for Two Cars
- Downstairs WC and Utility Room
- Conveniently Located for Schools, Amenities and Transport Network
- Bury Council Tax Band E
- Freehold

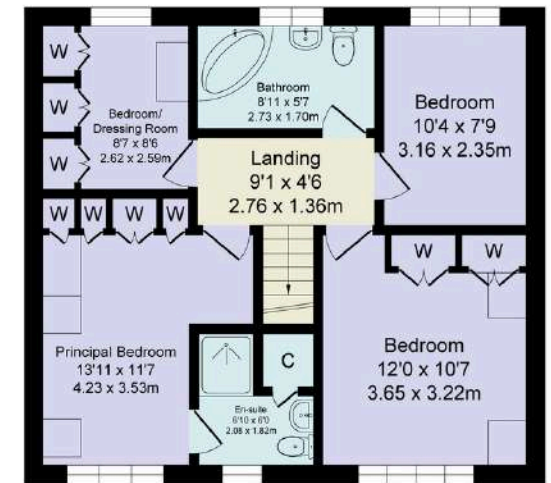
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 1653 Sq.ft. (153.5 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 1079 Sq.Ft (100.2 Sq.M.)



First Floor  
Approx. Floor Area 574 Sq.Ft (53.3 Sq.M.)

WAINWRIGHTS  
ESTATE AGENTS

To view **Lingfield Close**,  
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