



North View

SUMMERSEAT

Tucked Away from the World

At 1 North View, stone cottages sit quietly amongst the landscape, neighbours greet one another in passing, and life seems to move at a gentler pace. This charming end cottage enjoys exactly that kind of setting, tucked away within a peaceful community where the countryside feels close enough to touch.

A traditional canopy shelters the black front door, while parking sits conveniently both beside and in front of the property. Built from beautiful local stone, the cottage feels as though it has always belonged here, settled comfortably into its surroundings and watching the seasons come and go.





The Heart of Everyday Life

Stepping through the front door, the home opens straight into the kitchen, creating an immediate sense of warmth and welcome.

Gloss white cabinetry wraps around the room, paired with a vibrant teal splashback that brings a playful splash of colour against the neutral backdrop. Integrated appliances, generous storage, and practical work surfaces ensure the space works beautifully for everyday life, while a large front-facing window draws in natural light and offers glimpses of the peaceful lane beyond.

Beneath the staircase, a cleverly arranged utility area keeps household essentials neatly tucked away, allowing the room to remain bright, open and uncluttered.

It is easy to imagine mornings beginning here with coffee by the window while the village slowly wakes beyond the glass.

Beneath The Beams

Beyond the kitchen, the cottage reveals one of its most charming spaces.

The lounge is rich in character, with exposed ceiling beams stretching overhead and reminding visitors of the home's heritage. Wooden flooring runs underfoot, while the fireplace provides a natural focal point at the heart of the room.

The combination of traditional features and neutral décor creates a space that feels calm and comforting, equally suited to cosy winter evenings beside the fire or lazy Sunday afternoons spent listening to rain tap gently against the windows.





A Room For Every Season

Double doors open from the lounge into the conservatory, where the home seems to reach out towards the garden.

Windows wrap around the entire room, while the glazed roof allows daylight to pour in from above, creating a wonderfully bright atmosphere throughout the year. Whether arranged as an additional sitting room, a creative workspace, a reading retreat, or a place to gather with family and friends, the flexibility of the space allows it to become whatever is needed.



A Peaceful Retreat

The staircase rises gently from the centre of the home, leading to a first floor where the cottage's calm atmosphere continues.

Positioned to the rear of the property, the principal bedroom enjoys a wonderfully peaceful outlook across greenery and mature planting. Soft neutral carpets and understated décor create a soothing backdrop, while extensive fitted wardrobes provide impressive storage without compromising the feeling of space.

It is a room designed for quiet mornings, slow weekends and restful nights.





Thoughtfully Designed

Directly ahead on the landing, the bathroom combines traditional styling with contemporary comfort.

Geometric floor tiles add character underfoot, while classic metro tiling and butcher-block-inspired cabinetry create a timeless feel. Black fittings provide contrast throughout, and the bath with a drench shower above offers the best of both worlds.

Natural light filters through the room, while alcove shelving creates practical display space for everyday essentials.

A Room to Grow

At the end of the landing, the second bedroom enjoys dual-aspect windows that invite sunlight from different directions throughout the day.

Currently styled as a nursery, the room offers plenty of flexibility for the future. Whether it becomes a child's bedroom, guest room, dressing room, or home office, it is a space ready to evolve alongside changing needs.

Built-in storage keeps everything neatly organised, while the soft green tones create a wonderfully calming atmosphere.





Secret Garden Moments

Outside, the cottage enjoys not one but two delightful outdoor spaces, each offering something a little different.

To the rear, a generous patio stretches directly from the conservatory, creating a natural extension of the living space and providing plenty of room for outdoor dining, summer barbecues, or relaxed evenings beneath the stars.

Mature shrubs and established planting surround the garden, wrapping it in greenery and creating a sense of seclusion that feels increasingly rare to find. As spring arrives, fresh growth brings new colour and texture, while summer fills the space with warmth and birdsong.

It is the sort of garden that encourages long conversations, morning coffee in the sunshine, and those quiet moments at the end of the day when the world finally slows down.



Beyond the cottage itself, a hidden gem awaits across the lane. A detached garden space sits privately behind established hedging, creating a wonderfully secluded retreat away from the rhythm of everyday life. Currently arranged with seating and a firepit, it feels like a secret garden tucked amongst the countryside; a place for gathering with friends on warm evenings, toasting marshmallows beneath the stars, or enjoying a quiet morning coffee surrounded by nature.





Out & About

Discover the charm of Summerseat, where village character meets countryside serenity and every day feels just a little bit calmer. Whether you're strolling along the River Irwell or heading deeper into the Irwell Valley's woodland trails, outdoor adventure starts the moment you step outside your front door. Prefer a gentler pace? Enjoy scenic flat walks through farmland just across the road, or spend sunny afternoons in nearby Nuttall Park.

For elevated views and a more energetic hike, Holcombe Hill and Peel Tower are only a short drive away, while the wildlife haven of Jumbles Reservoir and Country Park is reachable in just 15 minutes.

Foodies will be drawn to Al Bosco, Summerseat's beloved Italian restaurant, where Sicilian flavours and a welcoming atmosphere make for the perfect evening out. The local garden centre isn't just for green fingers—it's also home to a popular café for coffee, cake, and weekend brunches. When the evening rolls in, raise a glass at the friendly Hamers Arms or Footballers Inn, both a stroll from your doorstep.

Looking for more? Holcombe Brook, Greenmount and Ramsbottom are just a few minutes away, brimming with independent boutiques, high street favourites, artisan bakeries, beauty salons, and vibrant bars like Eleven Eleven and The Bower Café & Bar. Friday night cocktails, family-friendly restaurants, and countryside pubs—all within reach.

Families are well placed with excellent schools nearby. Summerseat Primary, Holcombe Brook Primary, and Woodhey High are all close, while those seeking independent options will appreciate the proximity of Bury Grammar School and Rawtenstall Grammar.

Commuting is effortless, with Junction 1 of the M66 less than a mile away and plans underway to introduce Metrolink-connected commuter services via the East Lancs Railway. With frequent bus links to Ramsbottom and Bury—home to the wider Metrolink network—Manchester is never far from reach.

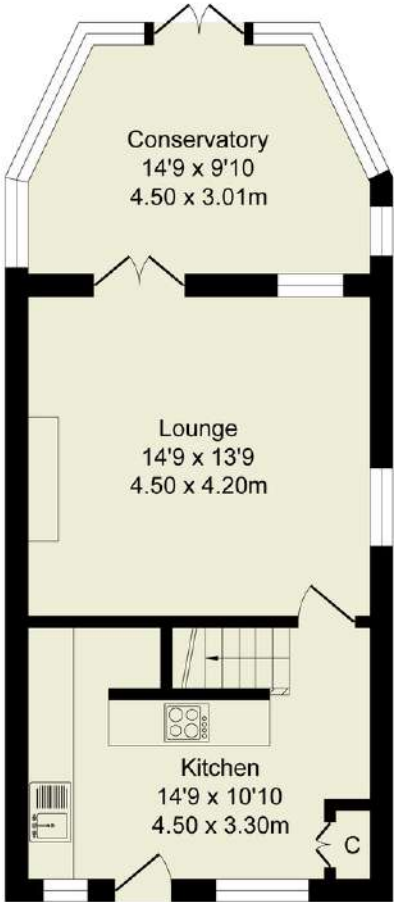
The Finer Details

- Stunning Character Stone Cottage
- Generous Front and Rear Gardens in a Peaceful Location
- Light-Filled Lounge with Beams and Focal Log Burner
- Generous Principal Bedroom with Built-in Wardrobes
- Versatile Receptions Rooms Including Conservatory
- Ideally Located in the Heart of Summerseat
- Council Tax Band C
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

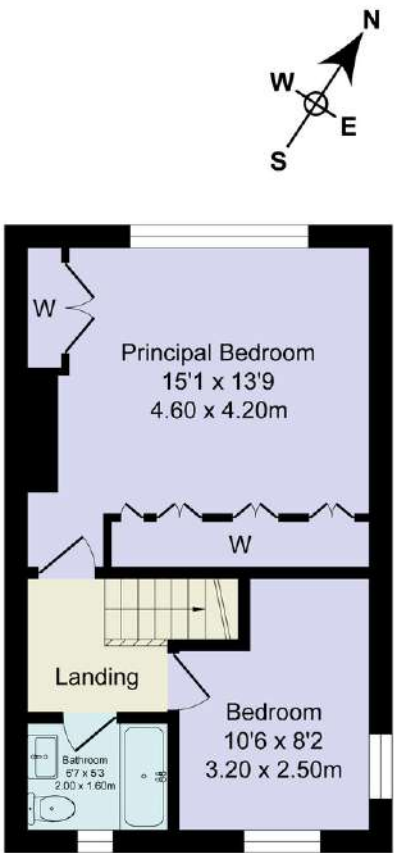
Total Approx. Floor Area 883 Sq.ft. (82.1 Sq.M.)

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 513 Sq.Ft (47.7 Sq.M.)



First Floor

Approx. Floor Area 370 Sq.Ft (34.4 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

To view North View,
Call 01204 773556 or email sales@wainwrightshomes.com