

Higher Summerseat

Ramsbottom

Miller Metcalfe
PRESTIGE
SINCE 1891

An exceptional individual detached residence, enviably positioned in the heart of the highly sought-after village of Summerseat. Having undergone a comprehensive renovation to an outstanding standard, this magnificent home offers luxurious contemporary living, generous proportions and stunning open views to the rear.

The property boasts three impressive reception rooms, a spectacular newly fitted open-plan dining kitchen with premium Neff appliances and bespoke bi-folding doors, five generous double bedrooms (four with en-suites), and a stunning family bathroom. Externally, there is a substantial driveway and double garage.

Enjoying a desirable semi-rural setting whilst conveniently located for M66 motorway links and highly regarded schools, including Bury Grammar Schools and Woodhey High School.

A truly outstanding home which must be viewed to be fully appreciated.

- Exceptional Detached Home in the Heart of Summerseat
- Five Generous Double Bedrooms - 4 Ensuites
- Spectacular Open-Plan Dining Kitchen with Neff Appliances
- Incredible Open Views to the Rear



Impressive Entrance Hall & Guest Cloakroom

The property is entered via a striking pair of floor-to-ceiling double doors, opening into a beautifully welcoming entrance hall which immediately sets the tone for the quality and style found throughout this exceptional home. Finished with elegant Amtico flooring, the entrance hall provides an impressive introduction to the accommodation. Leading off is a stylish contemporary guest cloakroom, fitted with a modern two-piece white suite, complemented by a feature radiator and an attractive illuminated mirror, creating a sleek and sophisticated finish.

Reception Rooms

The property boasts two beautifully presented reception rooms, both having been newly decorated to create stylish and inviting spaces. The impressive formal lounge features a stunning contemporary log-burning effect gas fire, creating an attractive focal point, whilst bespoke bi-folding doors provide a seamless connection to the rear garden, allowing an abundance of natural light to flood the room. The second reception room, currently utilised as a sitting room/dining room, offers excellent versatility and enjoys a double-glazed window overlooking the rear, providing a lovely outlook and an ideal space for both relaxation and formal dining.















Open-Plan Dining Kitchen & Sitting Area

Without doubt, the main focal point of the ground floor is this truly exceptional open-plan kitchen and sitting area, forming the heart of this beautiful home. The brand-new contemporary kitchen has been thoughtfully designed and fitted with an impressive range of stylish units, complemented by a stunning central island providing both additional preparation space and a superb social gathering point. The kitchen is equipped with an outstanding range of premium Neff appliances, including a double oven with warming drawer, microwave/combi oven, induction hob, double wine chiller and integrated larder fridge and freezer. Further features include inset power sockets and luxurious Corian work surfaces with inset sink, creating a sleek and sophisticated finish. Open-plan to the kitchen is a beautifully appointed sitting area, featuring an impressive bespoke media wall with feature shelving and a contemporary living-flame log-effect gas fire, providing an inviting and stylish space.





















Boot Room / Utility Room

Leading from the impressive open-plan dining kitchen is a particularly spacious and highly practical boot room/utility room, thoughtfully designed with a range of contemporary built-in storage, providing the perfect space for coats, boots and everyday essentials. The room further benefits from a fitted sink unit and a convenient internal door providing direct access to the double garage. A superb addition to the home, combining style with everyday practicality.





First Floor Landing

The impressive first-floor landing is a particularly attractive and light-filled space, enhanced by a striking floor-to-ceiling feature window overlooking the front elevation. The generous proportions and abundance of natural light create a wonderful sense of space, continuing the feeling of elegance and quality throughout this exceptional home.

Magnificent Master Bedroom Suite

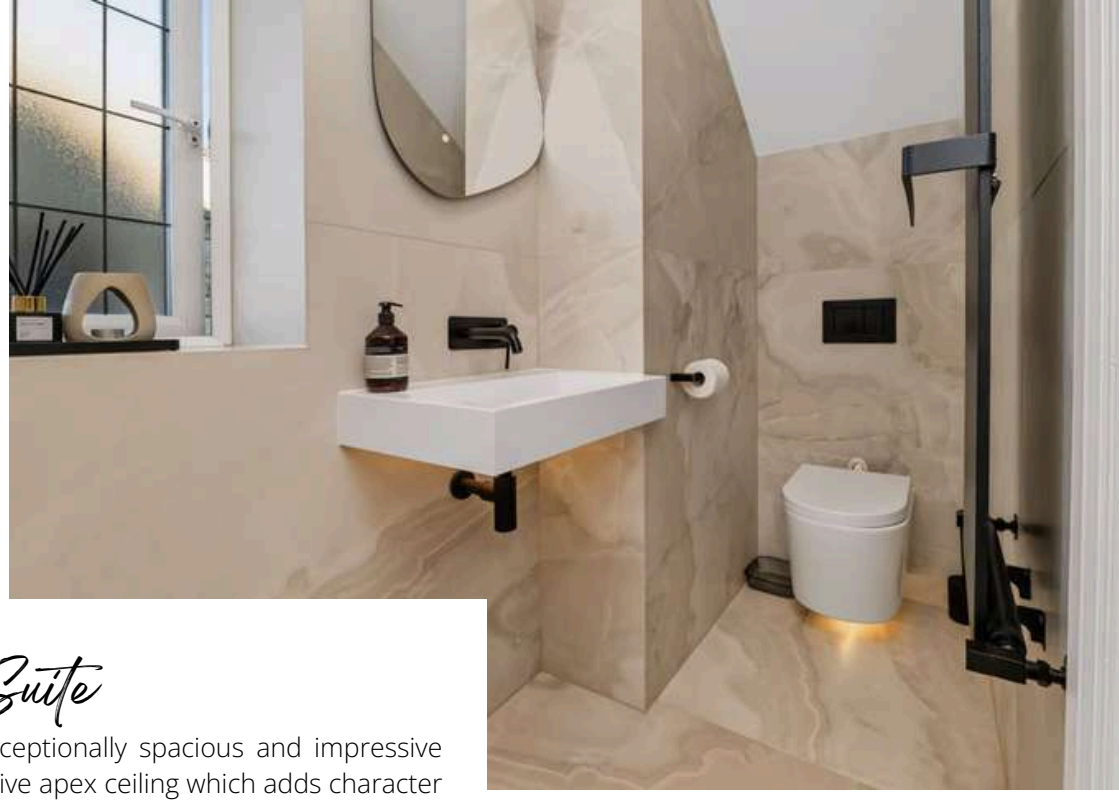
The exceptional master bedroom suite is truly spectacular, offering a luxurious private retreat within this impressive home. Beautifully newly decorated, the generously proportioned bedroom enjoys a stunning Juliet balcony overlooking the attractive open views to the rear, providing a wonderful outlook and allowing natural light to flood the room. Leading from the bedroom is a superb newly fitted dressing room, complete with bespoke fitted wardrobes, drawers and shelving, complemented by stylish feature lighting to create a beautifully appointed space. The luxurious en-suite shower room has been newly fitted with a contemporary three-piece white suite, finished to an excellent standard to complete this outstanding master bedroom suite.





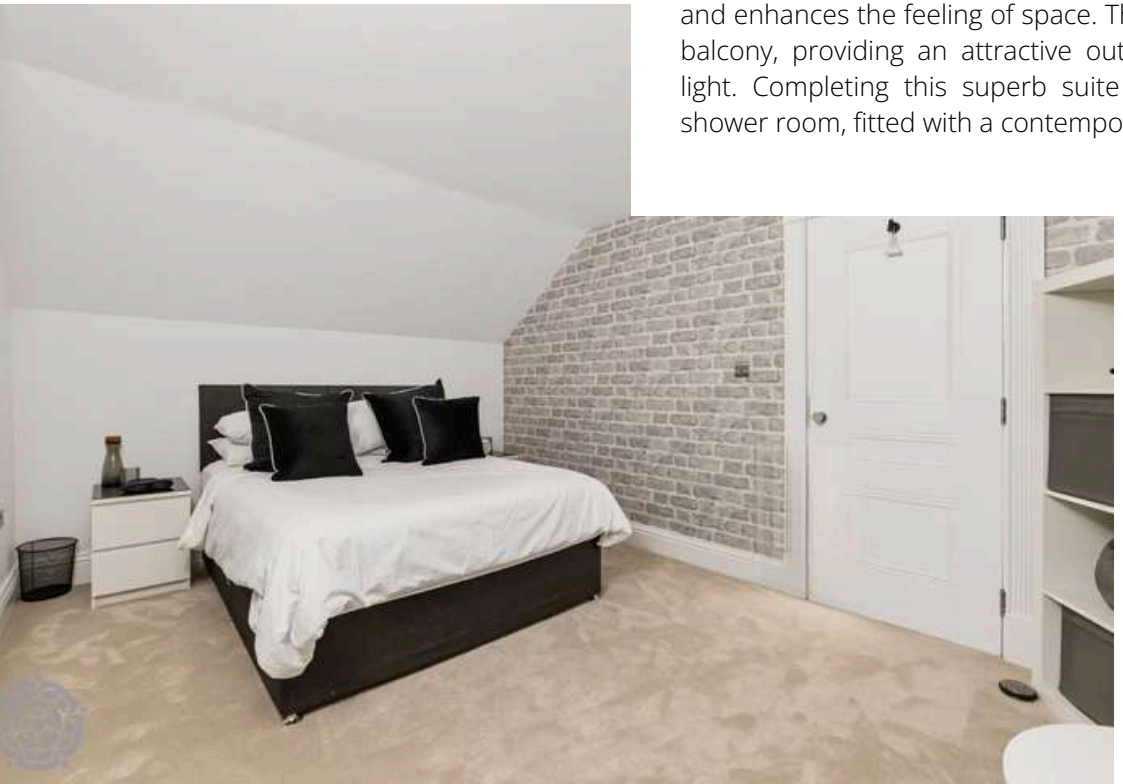


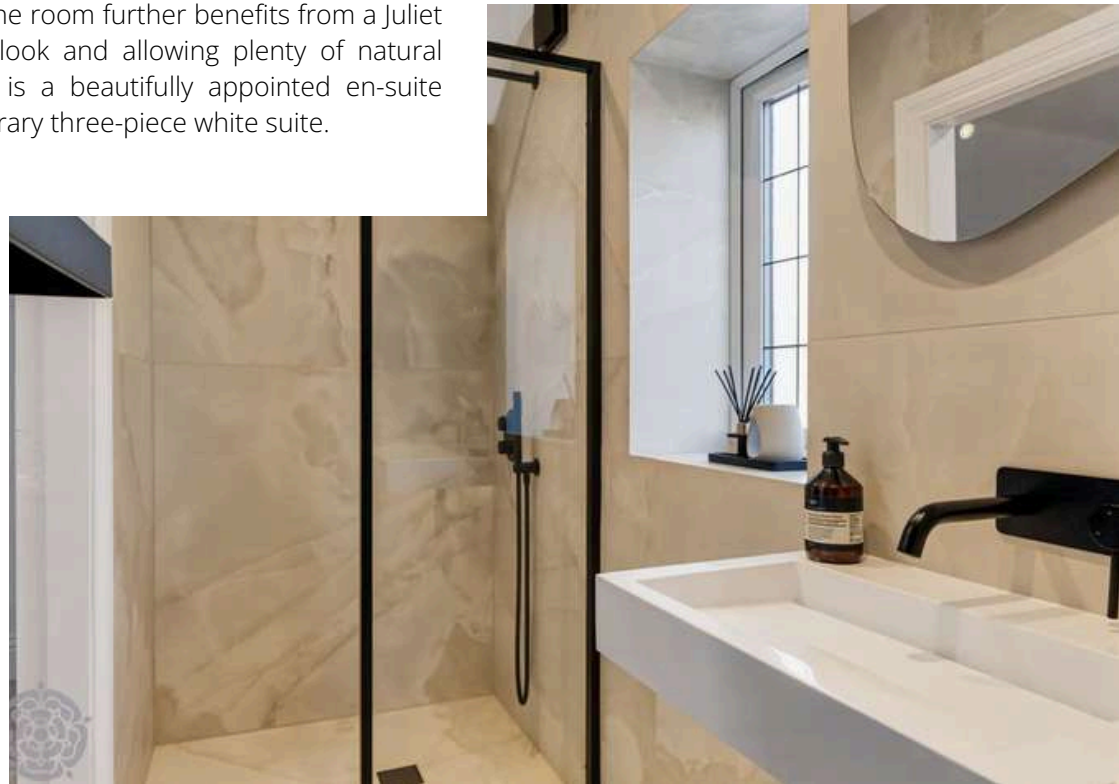




Second Bedroom Suite

The second bedroom is another exceptionally spacious and impressive double bedroom, featuring an attractive apex ceiling which adds character and enhances the feeling of space. The room further benefits from a Juliet balcony, providing an attractive outlook and allowing plenty of natural light. Completing this superb suite is a beautifully appointed en-suite shower room, fitted with a contemporary three-piece white suite.







Home Office / Additional Bedroom

A beautifully appointed and highly versatile room, currently utilised as a home office but offering excellent potential for use as an additional bedroom if required. The room benefits from a full wall of bespoke built-in storage solutions, incorporating extensive cupboards and shelving together with a matching fitted desk, creating a stylish and practical workspace.

Family Bathroom

A stunning contemporary bathroom, beautifully finished with luxurious wood-effect tiling to the walls and floor, creating a warm and stylish feel. The suite comprises a sleek freestanding bath, modern wall-mounted vanity unit with countertop basin, concealed cistern WC and chrome heated towel rail. Further complemented by recessed ceiling spotlights and a window enjoying attractive open views, this is a superbly appointed space, perfect for relaxation.



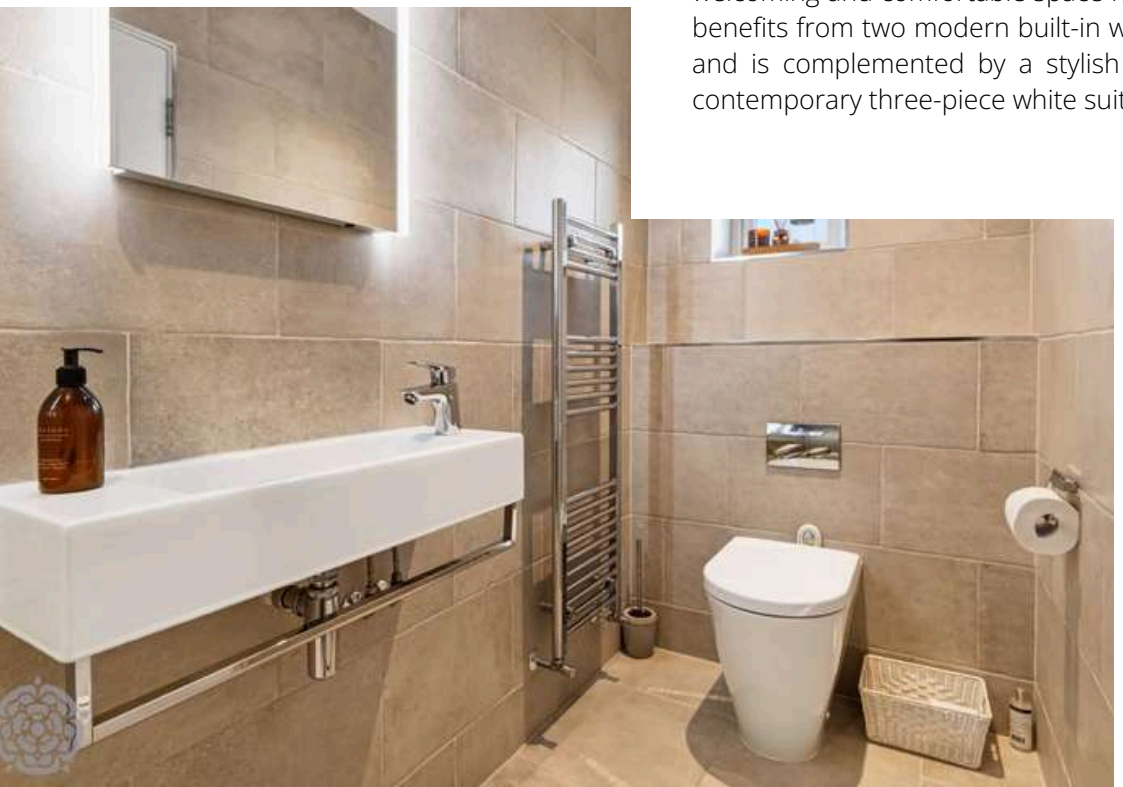


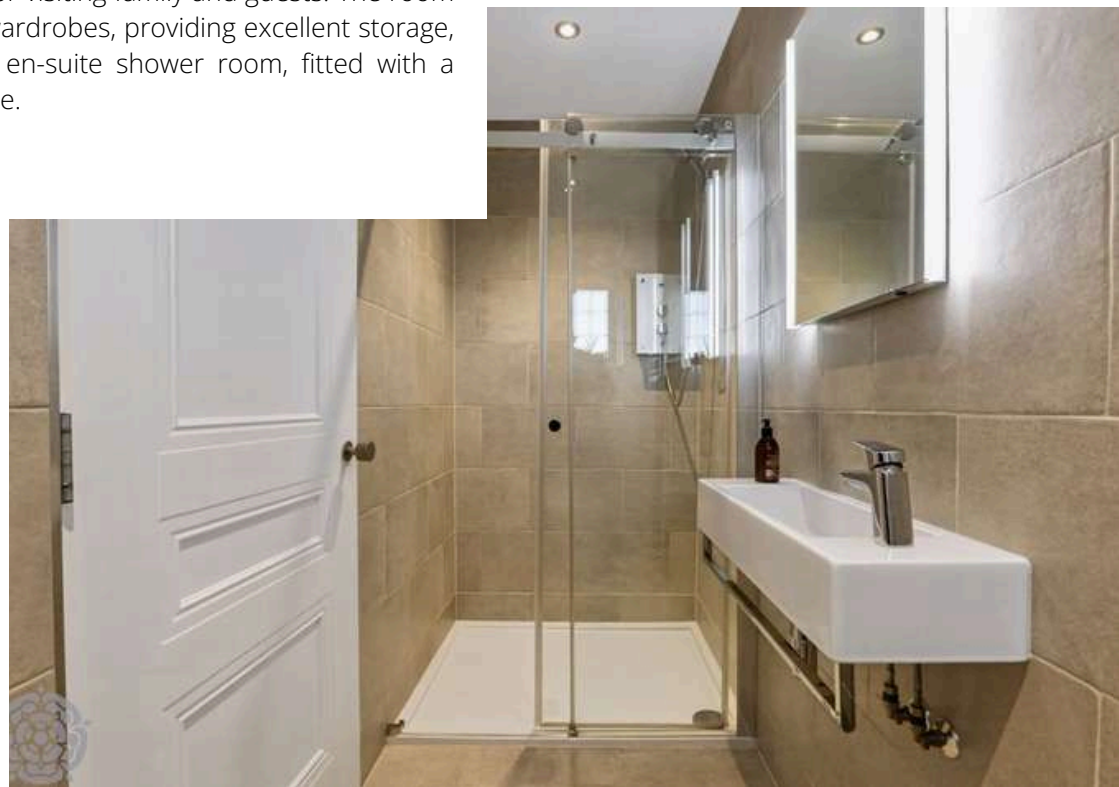




Guest Bedroom Suite with Ensuite

A beautifully presented contemporary double bedroom, offering a welcoming and comfortable space for visiting family and guests. The room benefits from two modern built-in wardrobes, providing excellent storage, and is complemented by a stylish en-suite shower room, fitted with a contemporary three-piece white suite.



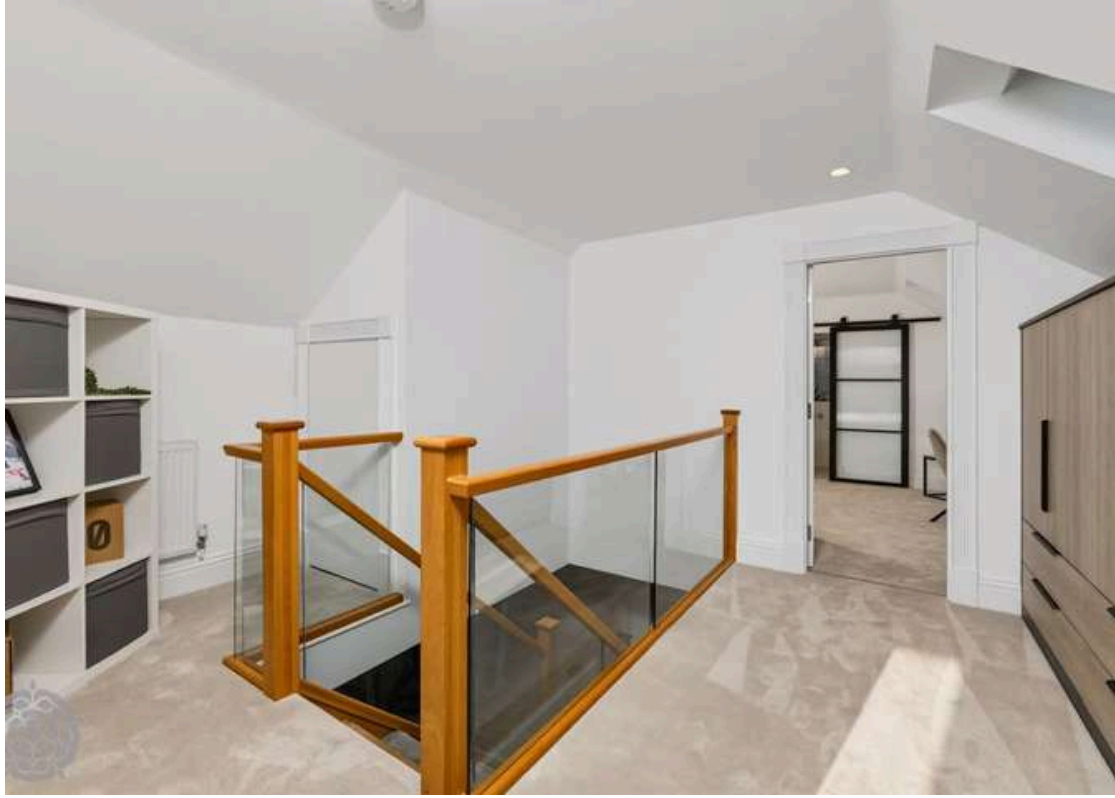


Top Floor Landing

The top floor is approached via a further landing area, offering useful built-in storage solutions and providing convenient additional space, whilst giving access to the remaining accommodation on this level.

Third Floor Bedroom Suite

A superbly appointed and particularly versatile bedroom suite, offering a generous double bedroom together with an additional sitting room/gaming area, creating a wonderful sense of separate living space. The sitting area benefits from modern built-in wardrobes, whilst the suite is further complemented by a brand-new contemporary en-suite shower room fitted with a stylish three-piece white suite. This fantastic space would be ideal for a growing teenager, providing an element of independence and privacy, almost creating the feel of a self-contained annexe within the main home.















Gardens

Beautifully tended gardens enjoying a wonderful open aspect to the rear, overlooking picturesque surrounding farmland. The gardens offer generous lawned areas, complemented by attractive porcelain-paved patio spaces, providing the perfect setting for outdoor entertaining and al fresco dining. A charming pergola-covered seating area creates an ideal spot to relax and unwind, particularly during those lovely summer evenings, all set against a delightful rural backdrop.

Double Garage and Double Driveway

To the front of the property is a particularly spacious block-paved driveway, providing ample off-road parking for multiple vehicles and leading to a double garage, which benefits from an electric remote-controlled up-and-over door.

Tenure

Freehold

Council Tax

Local Authority - Bury Council
Council Tax Band - G











GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



2ND FLOOR
579 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 2773 sq.ft. (257.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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