



Holcombe Road

Greenmount



Miller Metcalfe
PRESTIGE

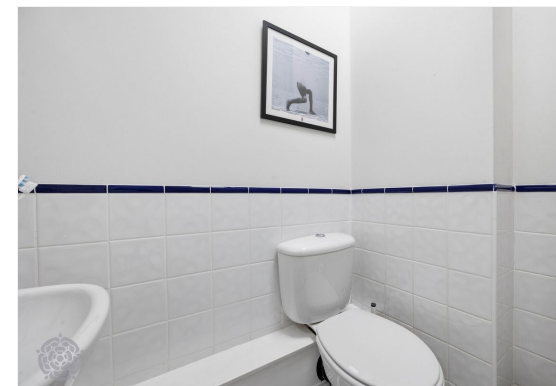
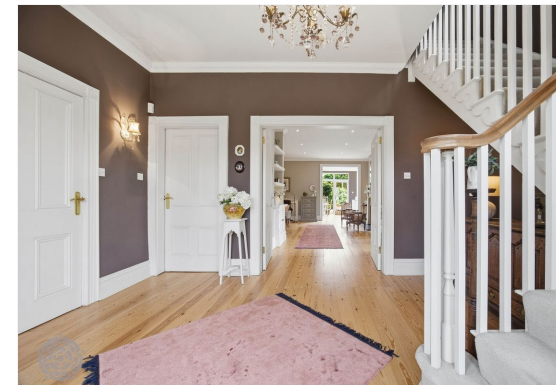
SINCE 1891

This exquisite three bedroom end of terrace Victorian residence is situated in the heart of Greenmount village, offering a rare blend of timeless period charm and contemporary sophistication. Impeccably styled throughout with elegant Farrow & Ball interiors, the property showcases a thoughtful attention to detail and a harmonious palette that enhances each beautifully proportioned room. The generous and versatile living accommodation is arranged to provide both comfort and flexibility, featuring four impressive reception rooms that can be adapted to suit a variety of lifestyles, whether you are seeking formal entertaining spaces or relaxed family living. At the heart of the home lies a stunning vaulted open-plan orangery and dining kitchen, flooded with natural light and designed for both culinary inspiration and convivial gatherings. Upstairs, the residence boasts three spacious double bedrooms arranged over two floors, each offering a peaceful sanctuary from the bustle of every-day life. Two of the bedrooms benefit from luxurious ensuite bathrooms, fitted with high quality fixtures and finishes for a spa-like experience, while the third bedroom is served by a well-appointed family bathroom. The property also benefits from a practical double garage (ideal for secure parking or additional storage) and is approached via a private driveway. Throughout, the home is presented to an exceptional standard, blending original Victorian features such as high ceilings and decorative corning with stylish modern updates to create an inviting and sophisticated atmosphere. Located just moments from the village centre, with its selection of independent shops, cafes and highly regarded schools, this outstanding residence presents a unique opportunity to acquire a truly special family home in one of Greenmount's most sought-after locations. Early viewing is highly recommended to fully appreciate the scale, quality and character on offer.



Entrance Hallway

A striking black-and-white feature pathway sets the tone for this prestigious residence, guiding you to the characterful entrance door and into an elegant reception hallway. Beautiful wooden flooring flows throughout, complemented by a bespoke feature radiator cover, creating a warm and refined first impression that perfectly reflects the home's timeless charm and sophistication.





Reception Rooms

Step through the welcoming entrance hallway and immediately experience the elegance and flow of this exceptional home. The beautifully designed layout draws you effortlessly into the stunning reception room, where a magnificent large bay window floods the space with natural light, while the bespoke feature staircase creates an impressive architectural focal point. Double doors open into an extraordinary lounge – a truly breathtaking living space, tastefully decorated to the highest standard. A charming wood-burning stove provides warmth and character, complemented perfectly by bespoke inset shelving units that add both style and sophistication. An elegant archway leads through to the gorgeous sitting room, where a dramatic floor-to-ceiling side window creates a serene and light-filled retreat – the perfect space to unwind and relax in complete comfort. Double pocket sliding doors seamlessly connect the living spaces.





Vaulted Kitchen orangery

A stunning architect-designed kitchen orangery featuring vaulted ceilings, expansive glazing and oversized roof lanterns, creating a spectacular light-filled entertaining space with seamless connections to both the rear and side gardens via bi-folding doors. The bespoke fitted kitchen by Martin Moore is centred around a substantial island with twin sinks set within elegant granite worktops, complemented by a five-ring gas range cooker, handcrafted cabinetry and bespoke shelving. Natural timber flooring, soft architectural lighting and panoramic garden views combine to create an exceptional open-plan family and entertaining pavilion.

Utility Room & Guest WC

Leading from the kitchen area is a very useful and fully fitted utility room, comprising a range of wall and base units with an inset sink unit, providing additional storage and practical workspace ideal for everyday household tasks. The guest wc has a modern 2 piece white suite.





Master Bedroom & Ensuite

A beautifully presented master bedroom offering timeless elegance and generous proportions. Soft neutral tones, high ceilings and abundant natural light create a calm and sophisticated retreat, while the feature wrought-iron bed adds classic character. Full-height built-in wardrobes provide excellent storage, complemented by plantation shutters and refined finishes throughout. A charming window seat adds warmth and comfort, making this an inviting and tranquil space to unwind. An elegant ensuite featuring rich burgundy wall panelling, a contemporary countertop basin with classic chrome fittings, and a stylish walk-in shower, finished with boutique-style décor and quality fixtures throughout.





Landing

The property is beautifully enhanced by two feature double-glazed sliding sash windows, which flood the space with natural light while adding timeless character and elegance. Their tasteful design perfectly blends classic charm with modern practicality, creating a striking focal point that complements the room's refined aesthetic.

Guest Bedroom

On the first floor there is an gorgeous guest bedroom with beautiful 2 sash windows to the front, this room has been presented in a beautiful way to a very high standard.

Family Bathroom

The bathroom features a stunning Victorian-inspired three-piece white suite, comprising a bath with an impressive oversized Victorian-style shower head, a classic pedestal wash hand basin, and a low-level WC. Finished with part-tiled walls, the space combines timeless character with practical elegance.





Top Floor Guest Bedroom with Ensuite

A beautifully light, airy and exceptionally spacious top-floor guest bedroom, offering a peaceful and private retreat. This generous double bedroom benefits from extensive fully fitted under-eaves storage to all sides, complete with integrated lighting, maximising both practicality and style. The room is complemented by a stunning contemporary two-piece white ensuite featuring a wash hand basin and low-level WC. In addition, there is a useful walk-in storage area, ideal for further storage requirements and conveniently housing the gas central heating boiler.



Gardens

Set within exquisitely landscaped grounds, the property enjoys a distinguished sense of privacy, enclosed on three sides by beautifully restored brick walling complemented by elegant wrought iron fencing. Immaculately maintained lawned gardens wrap gracefully around three elevations, creating an idyllic setting for al fresco dining and outdoor entertaining. To the rear, a stunning paved terrace provides a sophisticated space for relaxation, enhanced by atmospheric feature lighting and a carefully curated selection of mature plants, ornamental shrubs, and established trees, all combining to create a truly enchanting outdoor environment.

Double Garage

Positioned discreetly to the rear of the residence, electronically operated remote-controlled double gates provide secure access to an impressive double garage, featuring a remote-controlled up-and-over door together with power and lighting – combining convenience, security and practicality with effortless sophistication.

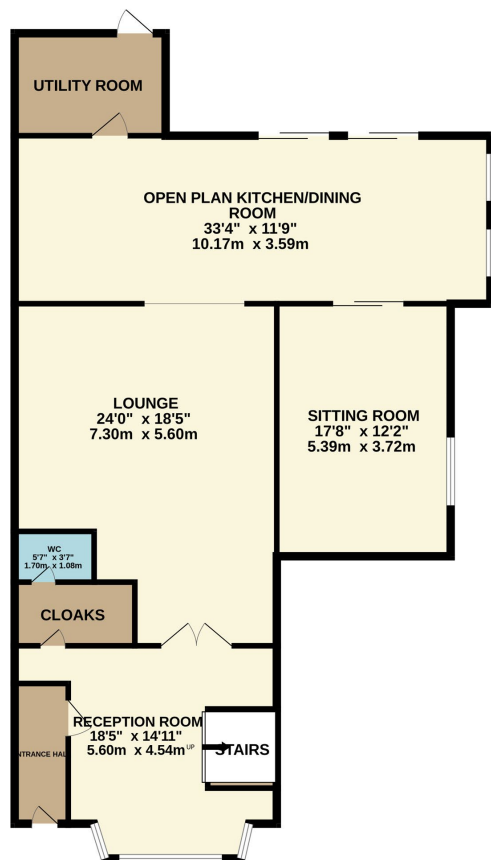
EPC Rating - TBC

Freehold

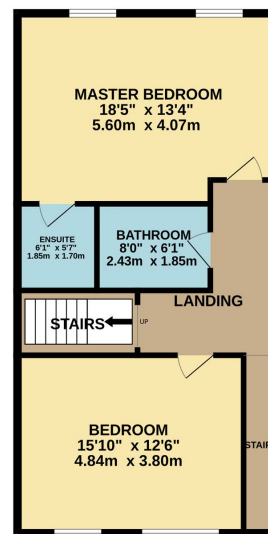
Council Tax - Bury - Band D



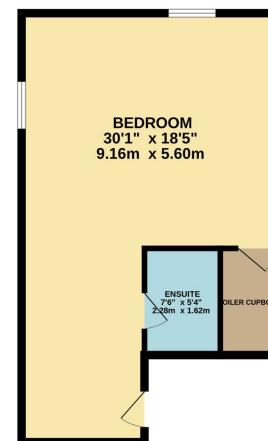
GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 2541 sq.ft. (236.0 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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