



Grove Cottage
Boothston, Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

Introducing Grove Cottage - A fabulous detached home of the highest caliber situated within the highly favored area of Boothstown that simply must be viewed in person to be fully appreciated. Blending the perfect combination of fabulous character charm and modern convenience, this stunning period style home located in a wonderful semi rural setting in the prestigious area of Worsley, Manchester. This is a rare opportunity to purchase what could be the home of your dreams.

The original property was a former Game Keepers cottage for the Bridgewater Estate dating back to the early 1800's, and the current owners lovingly rebuilt and extended this fabulous home to now create a substantial family home. This beautiful property boasts a spacious and versatile accommodation including four good sized double bedrooms, three generous reception rooms, a large dining kitchen, alongside extensive parking accessed via electric remote controlled gates, and breath-taking private mature gardens that are a joy to behold, appreciating views over stunning green belt land. Nearby, you'll find outstanding public and private schooling options, renowned restaurants and eateries, and the beautiful RHS Bridgewater. Nature lovers will enjoy the nearby Worsley Loop Line for woodland walks and the convenient access to Manchester City Centre and Salford Quays Media City.

Rarely do homes of this type come to the market and never tend to be available to buy for long. As such an early viewing is strongly advised to avoid disappointment. Don't miss the opportunity to view this exquisite home – Call us now on 0161 7949798.



Accommodation

This spectacular property features accommodation comprising an inviting reception hall, a wonderful principal lounge, separate sitting room, orangery and a fabulous fitted dining kitchen to the ground floor. On the first floor a landing, four good sized bedrooms (one of which is fitted with its own en-suite shower room) a fantastic three piece principal bathroom and a further separate wc which completes the internal living space. A large gated driveway provides substantial parking for numerous vehicles whilst the awe-inspiring gardens to three sides are tastefully landscaped, mature and private, appreciating stunning views over local countryside.

Location

Worsley is a much sought-after area located on the outskirts of Manchester. Steeped in history, Worsley has always been a firm favourite with homebuyers of all price ranges. This location boasts a host of local amenities including well-regarded schooling and a wide range of local shops and eateries. A major hospital and large retail outlets, including the Trafford Centre, are only a short distance away. With major transport links nearby, including tram and train networks and the M6, M60, M61 and M62 motorways, this is the ideal setting for easy commuting to central Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Warrington and Liverpool.

Reception Rooms

The wonderful principal lounge features a superb rustic brick fireplace that houses a log burning stove, with windows to both the front and rear aspects that flood the room with a wealth of natural light. In addition to this, a separate sitting room provides an alternative area for relaxing whilst a further orangery offers yet more reception space with lovely views over the gardens and beyond.





Dining Kitchen

The hub of this beautiful home is the fantastic open plan dining kitchen, a beautifully presented, light and airy space that features more than enough room for cooking, relaxing and dining alike, making it ideal for modern lifestyles and perfect for family gatherings. The generous area is blessed with a wealth of natural light, having numerous dual aspect windows and is fitted with an extensive range of cupboards, drawers and base units alongside contrasting work-surfaces.





Bedrooms

There are four good sized bedrooms, all located upon the first floor with each having its own unique style and character. One of the bedrooms features its own en-suite shower room.









Parking and Gardens

The property is situated upon a large gated plot that features a substantial driveway that is accessed via electric remote controlled gates that provide added privacy and security, offering extensive secure off-road parking for numerous vehicles. One of the main features of this property is the stunning gardens. Landscaped to the highest of specifications, and meticulously maintained, the gardens feature areas laid to lawn complemented by mature shrubs and trees, providing a wonderful private space that is not directly overlooked, and is therefore an ideal area for relaxing and alfresco entertaining. There are storage sheds and a substantial summer house that could be utilised as a home office or multi use room if required, which complement the gardens whilst views over local countryside simply must be viewed in person to be fully appreciated.

Tenure

Freehold

Council Tax

Local Authority - Salford

Council Tax Band - F

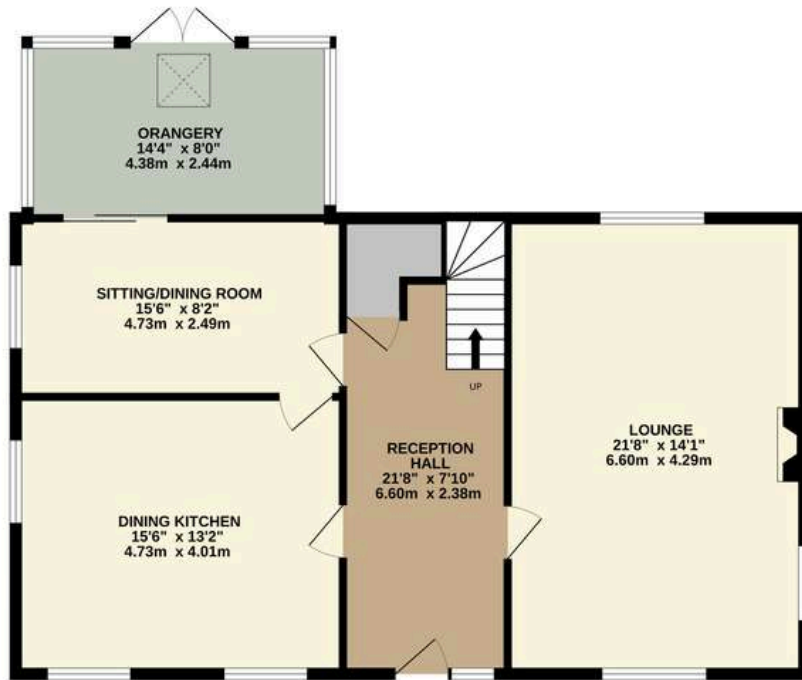
Annual Council Tax Cost - £3748

EPC

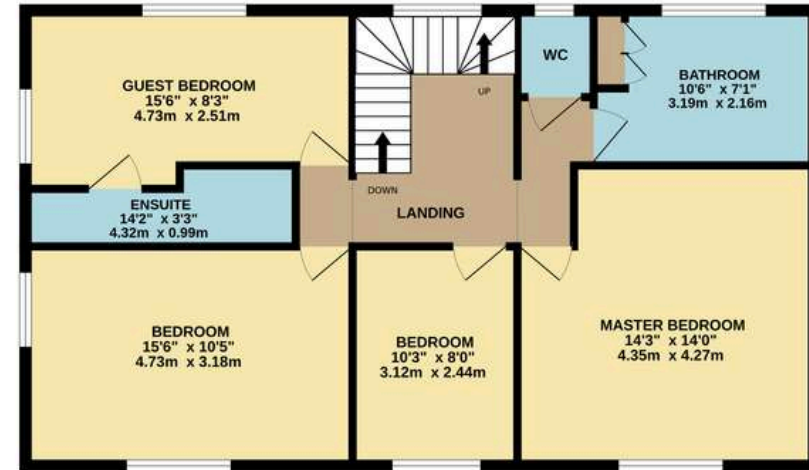
EPC Rating - TBC



GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.2 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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