

A lush green forest scene with a wooden deck and a bench in the foreground. A winding path leads into the woods. The image is overlaid with a semi-transparent dark green filter. The text 'Croich Green' is written in a large, white, serif font, and 'HAWKSHAW' is written in a smaller, white, sans-serif font below it. A vertical line is positioned to the left of the text.

Croich Green

HAWKSHAW



Tucked away along a gated driveway, No. 5, Croich Green boldly announces its presence in a double height glazed gable revealing a glimpse of the light-filled living space within.

Impressive Arrival

With plenty of parking for five cars, alongside a double garage, the landscaped frontage frames the contemporary double door entrance, which opens into the airy, double height, broad and bright entrance hall.

Tiled underfoot, underfloor heating exudes warmth from the moment you arrive home. To the left, formal feasting can be enjoyed in the spacious dining room, where statement wallpaper creates a sparkling ambience for suppers and celebrations.

Across the entrance hall, to the right of the entrance, a light-filled snug overlooks the front, and could serve as a peaceful office when working from home. Wooden flooring adds a characterful feel underfoot.





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Comfort & Calm

Next door lies the lounge, anchored by an imposing stone fireplace, within which a log burning stove emanates warmth and welcome. To either side, enormous windows frame watercolour views out over the gently curving patio terrace to the immaculately landscaped garden beyond.





Feast Your Eyes

Also opening up from the entrance hall, sate your tastebuds in the free flowing, open plan kitchen-breakfast room. Tiled underfoot and furnished with handleless full height soft cream cabinetry, the central island, with storage drawers beneath, curves out to offer sociable breakfast bar seating, also accommodating a sink with

Quooker tap and induction hob. A range of Miele appliances includes ovens, warming drawer and coffee machine along with a Neff dishwasher and fridge and freezer. Corian worktops provide plenty of preparation space.

Every day dining can be enjoyed in the built-in breakfast booth, with garden views and elegant pendant lighting.

With a built-in media wall, there is space to relax and unwind after dinner, before stepping down into the glorious garden room, where full height windows take in the fantastic views out over the tiered and colourful garden. French doors invite you out onto the patio for alfresco dining in the summer months.







Annex Potential

Tucked off the kitchen, an inner hallway provides independent access from a rear door or internally from the garage. From this hallway, discover a home office with fitted storage, a handy downstairs cloakroom tiled to the walls and floor with wash basin, WC and heated towel radiator, alongside a utility room plumbed for washing machine and dryer.

A sizeable room, with plumbing in place, this room could potentially be utilised as a kitchen, transforming this area of the home into a self-contained annexe.

Stairs lead up to a landing, drenched in light from a Velux. Laminate flooring flows underfoot, continuing into the double bedroom with garden views, walk-in wardrobe and spacious shower room ensuite to the right.

Across the landing, a spacious sitting room with high vaulted ceiling and inspirational, elevated views over the garden, could be an ideal playroom for children or additional bedroom for relatives.







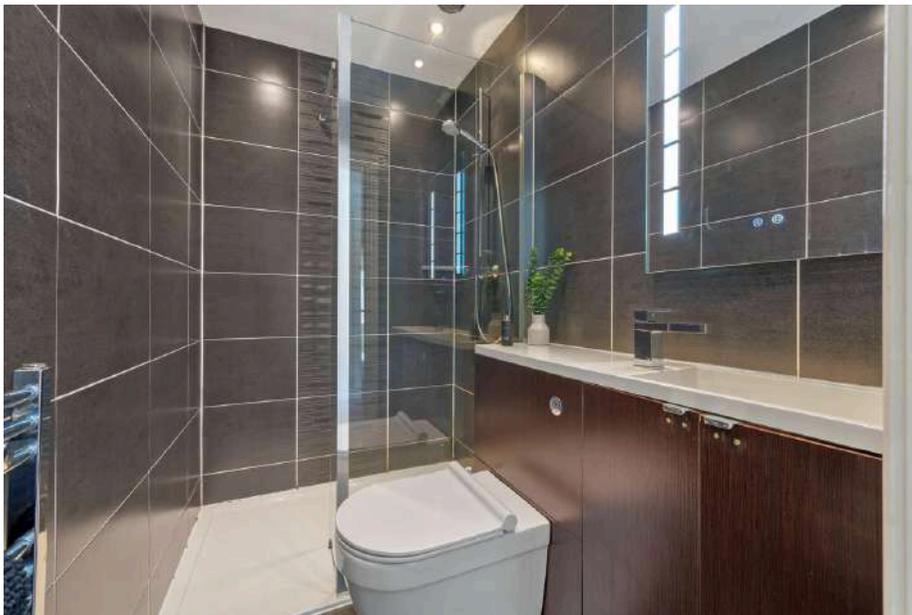
Soak & Sleep

Back in the entrance hall, ascend the central staircase to the first-floor landing, where rest and restoration await in the first of the bedrooms on the right.

A spacious double bedroom, furnished with built-in wardrobes, views extend out over the front.

Next door on the right, serenity awaits in the guest suite. Awash with light, verdant views entreat from the window, whilst a range of floor to ceiling wardrobes and a built-in dressing table with drawers provide plenty of storage.

Refresh and revive in the ensuite, furnished with walk-in shower, wash basin, demisting LED mirror and WC, with modern black tiling.



Private Oasis

Turning left from the top of the stairs, a second double bedroom overlooks the rear garden, again furnished with an array of fitted wardrobes and dressing table. Each bedroom at No. 5, Croich Green is awash with light, embodying a peaceful, calming vibe.

Continuing to the left, emerge into the principal suite, a symphony of light and space, with private access out to a balcony offering serene views out over the garden and woodland, inviting the tranquillity of nature and birdsong in.

In the principal suite, storage is abundant, with a full complement of built-in wardrobes and drawers. Freshen up in the soothing, spa-style ensuite, with spacious walk-in shower, vanity unit wash basin, low-level WC, chrome heated towel radiator, and awash with light from the large Velux window.











Peaceful Retreat

Turning right, discover a quiet home office with fitted desk, overlooking the front of the home, which could serve as a walk-in wardrobe or dressing room.

Also on the first floor, the family bathroom is another immaculate space, with large shower cubicle, separate bath, dual-drawer vanity unit wash basin, and WC. Classic white and grey tiling is elevated by a splash of iridescence.





Connect With Nature

Step out onto the curving patio terrace, elevated to provide idyllic views down through the garden, which is a harmony of planting and neatly manicured lawns.

Borders brimming with colour and fragrance are well stocked with an array of seasonal planting to provide year-round interest. A variety of mature shrubs and trees follow the changing of the seasons, continuing to infuse colour well into the autumn and winter months.

Extending to the side of the home, the large patio and decking area are ideal when entertaining, with a gazebo providing shelter and shade when dining in the heat of summer.

Paving steps down to a lower tier of garden, where vegetable beds invite you to grow your own, and a shed is on hand to house all the outdoor maintenance essentials, with a lower patio offering another perspective on the lower sections of garden.

A third tier provides decking to view the wilderness below where a more naturalised garden can be accessed via a boardwalk. Utterly in tune with nature, the garden offers a journey of exploration and discovery from the formal manicured borders and lawns into the heart of the local landscape.









Out & About

Tucked away in the picturesque village of Hawkshaw, Croich Green enjoys an enviable position surrounded by peaceful woodland, and a vibrant local community. Whether you're a weekend rambler or daily dog walker, scenic adventures begin right on your doorstep. Take in the tranquil surroundings of Two Brooks Valley, wander the colourful orchard trails at Hollymount, or enjoy woodland walks through Redisher Woods. For panoramic views, head uphill to Holcombe Hill and soak in the iconic sight of Peel Tower standing proud over the valley below.

After exploring the great outdoors, you're spoilt for choice when it comes to local refreshment. The much-loved The Red Lion, a JW Lees pub is just a short stroll away, known for its hearty pub menu and welcoming atmosphere. Equally close, Waggon and Horses, offers a classic village setting with real ale and community spirit.

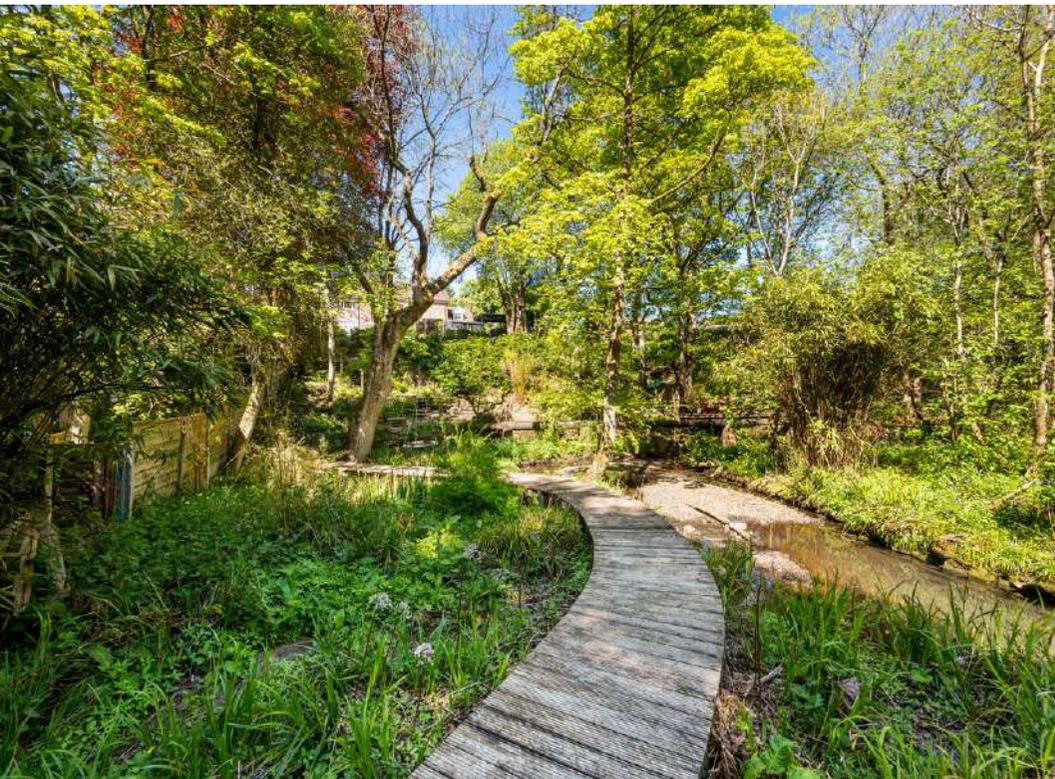
Families will feel right at home in Hawkshaw. There's an excellent choice of schools nearby including St Mary's Church of England Primary School, Greenmount Primary, and Hollymount RC Primary School. Secondary schools options are Woodhey High School and St Gabriel's, both just a short drive away and known for their strong academic reputations. Also within easy commuter reach is the renowned Bolton School and Bury Grammar. For younger children, nearby parks in both Hawkshaw and Greenmount offer safe and accessible outdoor play.

Daily life is easy here, thanks to the variety of amenities on hand. Just minutes away, Holcombe Brook and Greenmount offer everything you need—from Co-op stores, a pharmacy and a fantastic butcher to a dry cleaner, optician, hair and beauty salons, and even a travel agent. Whether you're collecting pastries from the bakery or booking your next break at The Departure Lounge, it's all within easy reach.

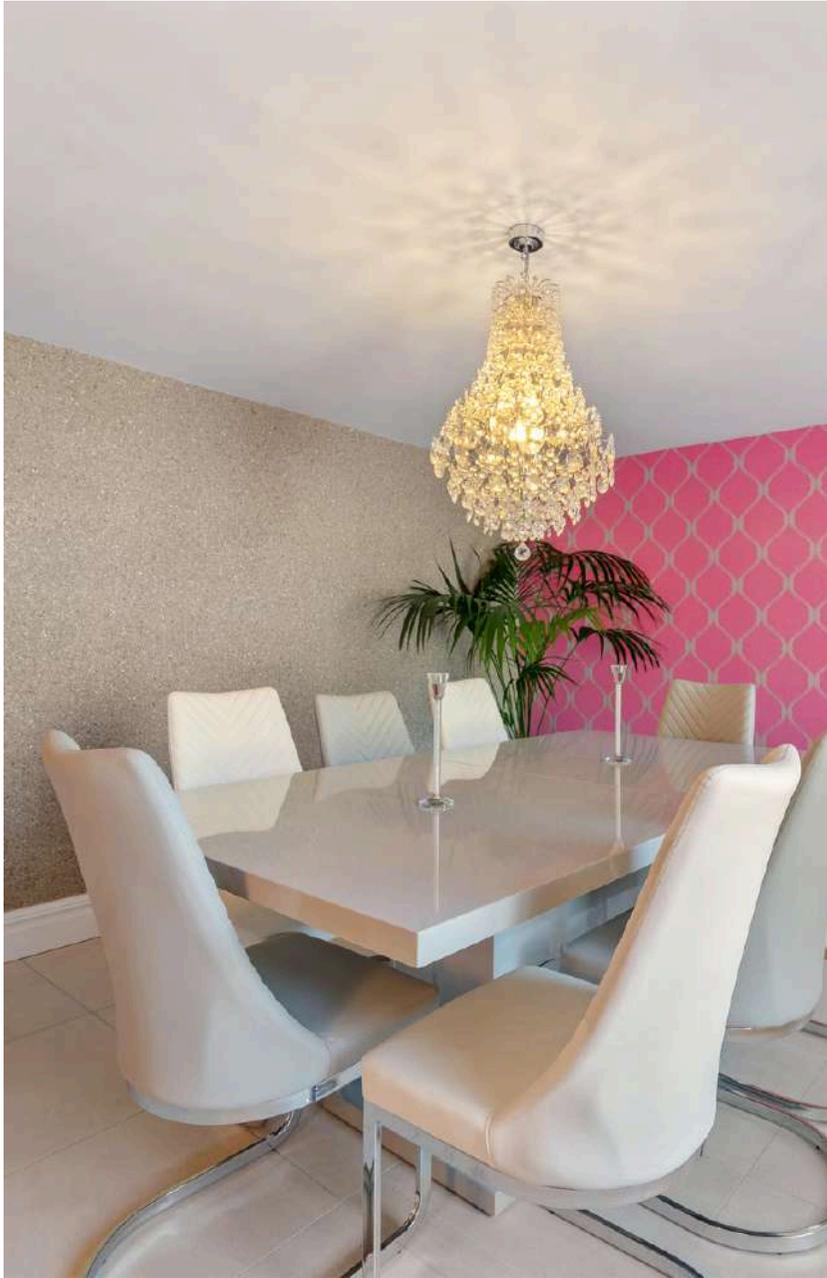
When it's time to unwind, pick up dinner from Holcombe Pizzeria or the local chip shop, or meet friends for drinks and sharing plates at Eleven Eleven. For coffee and cake, The Bower Café & Bar offers a cosy spot to relax and recharge. For active lifestyles, Hawkshaw Tennis Club is just a short walk away along Two Brooks Lane. Keen golfers can tee off at Greenmount Golf Club, while summer weekends can be enjoyed at Greenmount Cricket Club just a few minutes' drive away.

Despite its countryside charm, Hawkshaw is well connected. Bury town centre is around 15 minutes away and offers direct access to the Metrolink, placing central Manchester and beyond within easy reach. With swift links to the M66 motorway, this location combines the best of rural living with commuter convenience.

Croich Green is a hidden gem—offering the peace and beauty of country life with the comfort, convenience and community that makes everyday living a pleasure.







The Finer Details

- Stunning Six Bedroom Detached Home
- Luxury Living in the Heart of Hawkshaw Village
- Contemporary Stuart Frazer Kitchen
- Underfloor Heating System to the Ground Floor
- Extensive South Facing Garden with Patio Areas
- Manicured Garden with Naturalised Tier and Brook
- Double Garage and Driveway for Five Cars
- Potential to Create an Annexe
- Bury Council Tax Band G
- Freehold

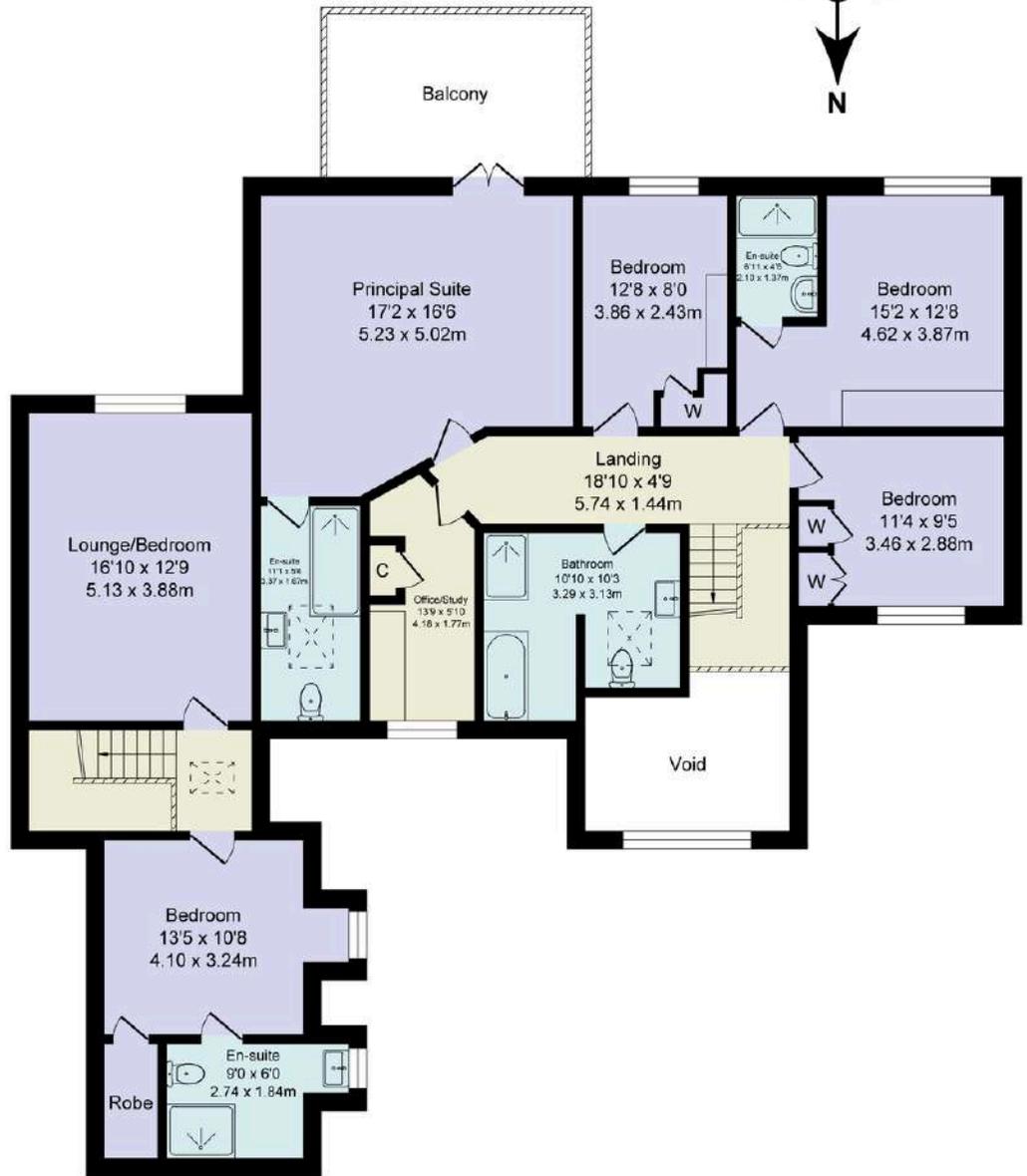
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Total Approx. Floor Area 3611 Sq.ft. (335.5 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



First Floor
Approx. Floor

WAINWRIGHTS
ESTATE AGENTS

To view Croich Green

Call 01204 773556 or email sales@wainwrightshomes.com