



Dearden Fold Cottage
AINSWORTH

Where Stories Thrive

Situated in a peaceful hamlet of just three converted properties, this remarkable home enjoys a setting where birdsong thrives, neighbouring stables become part of the everyday view, and centuries of craftsmanship continue to shape modern life. Built from beautiful stone and framed by traditional mullioned windows, arriving here is enchanting.

A shingled driveway gently welcomes visitors home, while the gorgeous stone exterior hints at the history waiting beyond the front door. It feels wonderfully secluded, as though the outside world has been left behind for a little while.





The First Chapter

Stepping inside, the entrance hall immediately introduces the character that unfolds throughout the home.

Original stone flags lie underfoot, their life telling stories that only time can write. Rich timber detailing frames the space, while neutral tones allow every historic feature to take centre stage. Currently arranged as both an entrance hall and a practical utility area, there is ample opportunity to tailor the space to suit the rhythm of everyday life.

A conveniently positioned cloakroom sits discreetly beside the entrance, while every glance ahead hints at another beautiful room waiting to be discovered.

Culinary Delights

Stepping through to the kitchen feels wonderfully timeless. Stone-flagged flooring continues beneath a thoughtfully designed arrangement of cabinetry that stretches along both sides of the room, creating generous storage without compromising its traditional charm. A classic Belfast sink sits proudly beneath the worktops, while integrated appliances blend seamlessly into the handcrafted feel of the space.

At the far end of the room, a deep window seat invites moments that slow the day down. Morning coffee accompanied by views across the neighbouring stables, an afternoon book warmed by gentle sunshine, or simply watching the changing seasons unfold beyond the mullioned glass.

The generous proportions of the room comfortably accommodate a family dining table, while equally offering the opportunity to introduce a generous central island, creating an impressive heart for entertaining and everyday living alike. Beneath the staircase, an additional pantry keeps the practicalities of family life neatly tucked away.





Gather Together

Flowing naturally from the kitchen, the dining room offers another elegant setting in which to gather.

Windows welcome natural light from multiple directions, while fresh carpeting softens the atmosphere, creating a room equally suited to intimate family dinners, lively celebrations, or long conversations with friends that continue into the evenings.

The Great Hall

The principal reception room reveals the true magic of Dearden Fold Cottage and creates a breathtaking impression.

Towering overhead, magnificent original beams stretch across the vaulted ceiling, drawing the eye upwards towards the open mezzanine gallery above. Every angle celebrates the craftsmanship of another era, while the architecture creates a wonderful sense of height and grandeur.

At the heart of the room stands an immense stone inglenook fireplace, complete with its original timber beam and a welcoming wood-burning stove. It is impossible not to pause here. There is something wonderfully regal about this space. The great fireplace feels as though it belongs within the hall of an ancient castle, where stories would once have been shared beside crackling flames.

French doors open gracefully onto the rear patio, allowing summer afternoons to spill effortlessly into the garden, while in winter the fire transforms the room into a sanctuary of warmth and comfort. It is a room that feels both dramatic and deeply welcoming, equally capable of hosting grand celebrations or quiet evenings curled beneath a blanket as rain dances softly against old stone.





Principal Peace

The staircase rises directly from the lounge, following the rich timber features that continue throughout the home and leading towards an enchanting gallery landing overlooking the reception room below.

Turning into the principal suite, three generous windows frame uninterrupted views across the surrounding countryside, allowing natural light to drift gently through the room from dawn until dusk. The vaulted ceiling rises high above, where magnificent original beams remain proudly on display, celebrating the cottage's remarkable heritage. It is a wonderfully calming retreat, where every morning begins with open skies and rolling fields beyond the glass.

Beyond a charming, latched door, the en-suite bathroom continues the character of the suite. Soft sandy tiling creates a calming backdrop around the bath, wash basin and WC, while the vaulted ceiling and Velux window fill the room with natural light. Cleverly integrated eaves storage ensures practicality sits comfortably alongside timeless charm.



Rest & Retreat

Crossing the landing, the second bedroom is equally full of personality. Dual-aspect windows invite sunlight throughout the day, while exposed beams once again frame the vaulted ceiling above. There is generous room for a double bed alongside additional furniture, creating a peaceful bedroom for family or guests alike.

Adjoining the room, a beautifully appointed shower room offers a shower, wash basin, and WC, while a charming cottage window quietly reminds visitors that this is no ordinary home.





A View To Enjoy

French doors from the lounge lead directly onto a stone patio enclosed by traditional dry-stone walls, creating an idyllic setting for long summer lunches, evening drinks beneath glowing skies, or quiet mornings accompanied only by birdsong.

From here, the garden begins to unfold almost effortlessly.

Stone gives way to soft shingle pathways before opening onto expansive lawns that seem to melt seamlessly into the surrounding countryside. Mature trees cast gentle pockets of shade across the landscape, while uninterrupted views stretch towards open fields that change beautifully with every passing season.

Tucked discreetly away, a dedicated log store keeps the wood-burning stove supplied throughout the colder months, while beyond the garden sits a substantial detached quadruple garage.

Offering exceptional storage alongside extensive off-road parking, the building presents endless possibilities, whether remaining as generous garaging, becoming a workshop, housing treasured vehicles, or evolving into something entirely bespoke.







Out & About

Occupying a delightful position in the picturesque hamlet of Dearden Fold, this charming cottage enjoys the best of two worlds. Surrounded by open countryside and beautiful walking routes, yet just minutes from both Ainsworth and Harwood villages, it's a location that offers peaceful rural living without compromising on everyday convenience. Whether you're seeking weekend adventures or a welcoming community, you'll find it all close to home.

For those who love the outdoors, the surrounding countryside is simply exceptional. Step out onto a network of public footpaths leading through rolling farmland towards Affetside, Harwood and Tottington, or explore the tranquil woodland trails of Ainsworth Woods. Lowercroft Lodges and Whitehead Lodges provide peaceful waterside walks, while nearby Jumbles Country Park offers scenic reservoir paths, woodland trails and picnic spots perfect for every season. Golf enthusiasts are equally well catered for, with both Harwood Golf Club and Brightmet Golf Club just a short drive away.

Everyday amenities are conveniently close by. Ainsworth's Mile Lane offers a Co-op, Post Office, pharmacy, health centre, butcher, hairdressers and a range of independent businesses, while neighbouring Harwood provides an excellent selection of local shops, cafés, a library, supermarkets and everyday services. Between the two villages, everything you need is within easy reach while retaining the charm of village living.

Food lovers are spoilt for choice. Casalingo continues to be one of the area's standout restaurants, serving authentic Italian cuisine in an intimate setting, while Harwood offers a fantastic variety of places to eat and drink. Enjoy modern Italian dishes at Baci, meet friends for coffee or brunch at Bill & Co, or relax over drinks at Nook & Cranny or Crofters. Traditional village pubs including The Duke William, The Rose & Crown and The Black Bull provide welcoming atmospheres, excellent food and a true taste of the local community.

Families are well positioned for an excellent choice of schools. Christ Church Ainsworth CE Primary School, Lowercroft Primary School, Hardy Mill Primary School, St Brendan's RC Primary School and Greenhill Primary School are all nearby, while older children are served by highly regarded secondary schools including The Elton High School, Canon Slade School and Tottington High School. Independent education at Bury Grammar School and Bolton School is also within easy reach.

There is a wonderful sense of community throughout the area. Ainsworth's historic village centre, local bowling club and community events create a welcoming atmosphere, while nearby Harwood offers sports clubs, fitness facilities and an active social scene. Whether it's joining a local club, enjoying one of the many countryside walks or simply relaxing in one of the area's excellent cafés, there's always something to enjoy.

Despite its idyllic rural surroundings, Dearden Fold is exceptionally well connected. Bromley Cross railway station is only a short drive away, providing direct services into Manchester, while the M66, A56 and surrounding road network make travelling across Greater Manchester straightforward. Regular bus routes also connect Ainsworth, Harwood, Bolton and Bury, making commuting refreshingly convenient.

Offering the tranquillity of countryside living with the convenience of two thriving villages on your doorstep, Dearden Fold Cottage enjoys a setting that is increasingly difficult to find. Whether it's morning walks across open fields, long lunches with friends or evenings spent watching the seasons change from your own slice of Lancashire countryside, this is a home that embraces a slower pace of life without ever feeling remote.



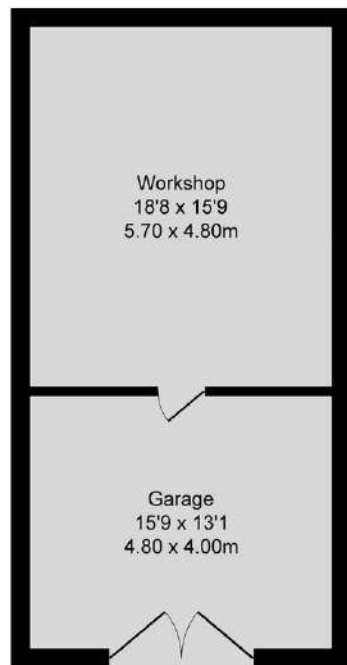
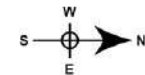
The Finer Details

- Beautiful Detached Two Bedroom Stone Cottage
- Idyllic Semi-Rural Hamlet Setting with Breathtaking Countryside Views
- Magnificent Vaulted Lounge with Impressive Inglenook Fireplace and Wood-Burning Stove
- Spacious Farmhouse-Style Dining Kitchen with Belfast Sink, Stone Flooring and Window Seat
- Two Generous Double Bedrooms, both with Vaulted Ceilings and Exposed Timbers
- Private Parking for Multiple Cars and Versatile Garage Offering Exceptional Storage or Workshop
- Peaceful Countryside Walks from the Doorstep
- Bury Council Tax Band E
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

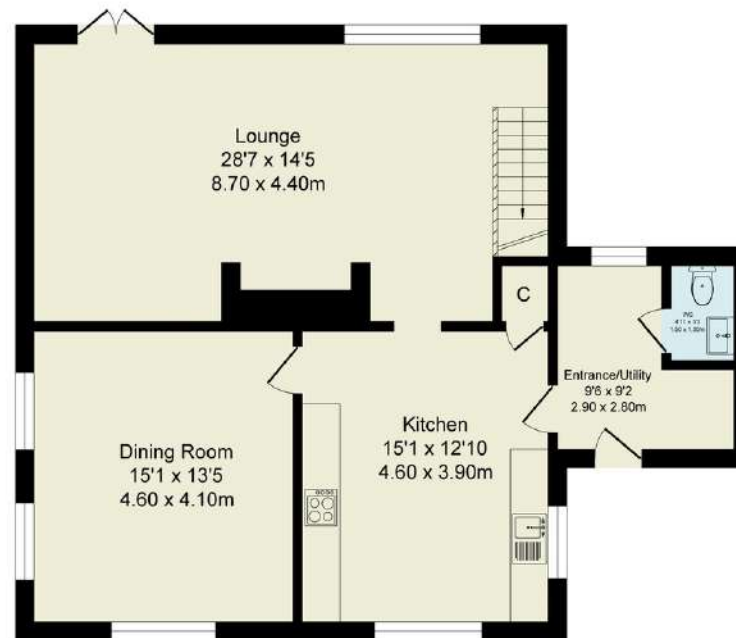
Total Approx. Floor Area 2146 Sq.ft. (199.4 Sq.M.)

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.



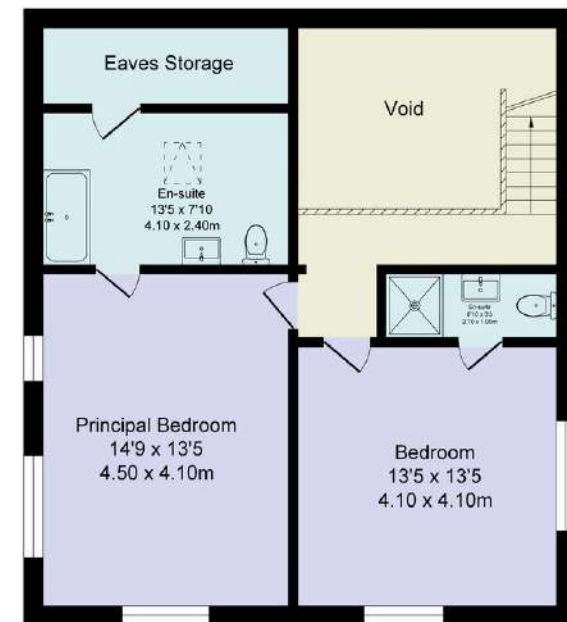
Garage/Workshop

Approx. Floor
Area 508 Sq.Ft
(47.2 Sq.M.)



Ground Floor

Approx. Floor
Area 894 Sq.Ft
(83.1 Sq.M.)



First Floor

Approx. Floor
Area 744 Sq.Ft
(69.1 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Dearden Fold Cottage,
Call 01204 773556 or email sales@wainwrightshomes.com