



Larkfield Close

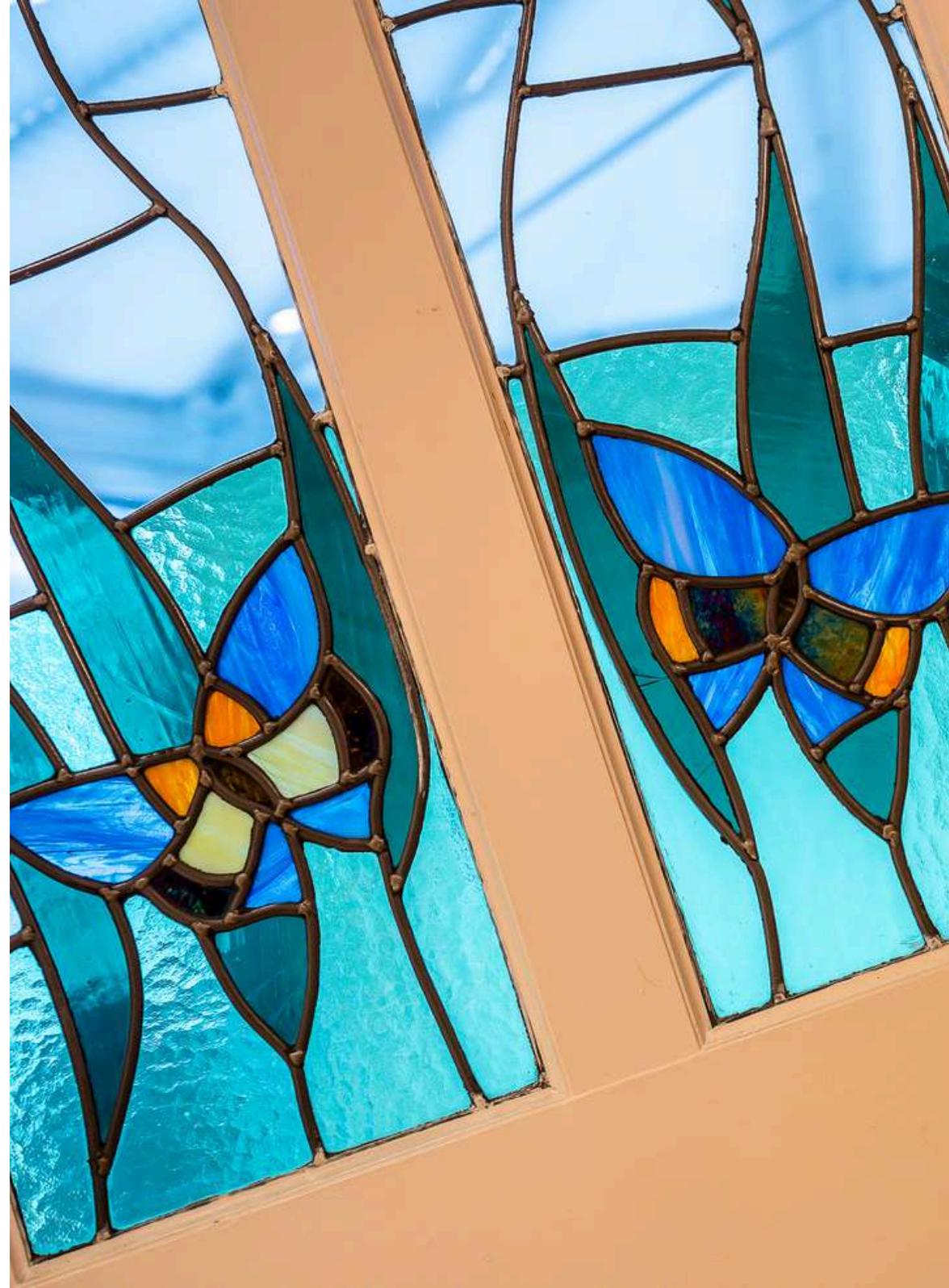
GREENMOUNT



At the head of a peaceful cul-de-sac, 44 Larkfield Close enjoys one of Greenmount's most prestigious settings. The approach is calm and leafy, mornings begin gently and the cheerful notes of the countryside can be heard in the distance. A broad driveway provides parking for two cars, framed by well-kept greenery that hints at the tranquillity found within.

Welcome Home

Step into the generous porch where exposed brickwork, large windows, and soft morning light set the tone for the rest of the home. There's plenty of space for coats, shoes, and everyday essentials, making it both practical and inviting. Through a mirrored stained-glass door lies the entrance hall, a glimpse of personality that immediately warms the space. To the left, a handy downstairs toilet keeps the busy rhythm of family life organised, neatly tucked away yet easy to reach.



Family Time

Beyond the hallway, the lounge stretches out with a sense of genteel grandeur. Heritage Lincrusta wallpaper gives the walls a gentle texture, while the large window to the front draws in swathes of soft daylight.

At its centre, a stone fireplace draws attention, currently home to an electric fire, though the original fireplace remains behind, ready to be reinstated if desired. There's a calmness here, enhanced by the outlook toward open skies and the gentle stillness of the cul-de-sac. It's a space for reading, for conversation, or for watching the world outside go by at a countryside pace.







Entertain in Style

Through stylish, partially glazed doors, the dining room continues the home's easy flow. Herringbone parquet flooring runs underfoot, adding warmth and craftsmanship, while a chandelier glows above the table, turning even weeknight meals into quiet celebrations.

A large sliding window overlooks the rear garden and fields beyond, catching the changing light from morning to dusk. From here, the views sweep towards Holcombe Hill, a constant reminder of the landscape that frames this lovely corner of Greenmount.







Heart Of The Home

Flow through to the bespoke Smallbone kitchen, where country style meets practicality. U-shaped cabinetry wraps neatly around the space, a freestanding range cooker takes centre stage, and the space is finished with stone tiles underfoot and wooden worktops that invite the rhythm of everyday cooking. A window above the sink looks out across the garden, perfectly positioned for a quiet pause while the kettle boils.

Continue through into the conservatory, surrounded by open windows and softened by carpet underfoot, with subtle scope to expose the existing stone flooring to create flow from the kitchen for a seamless finish. There's space here to relax, enjoy the calm of the surrounding countryside, and make memories.



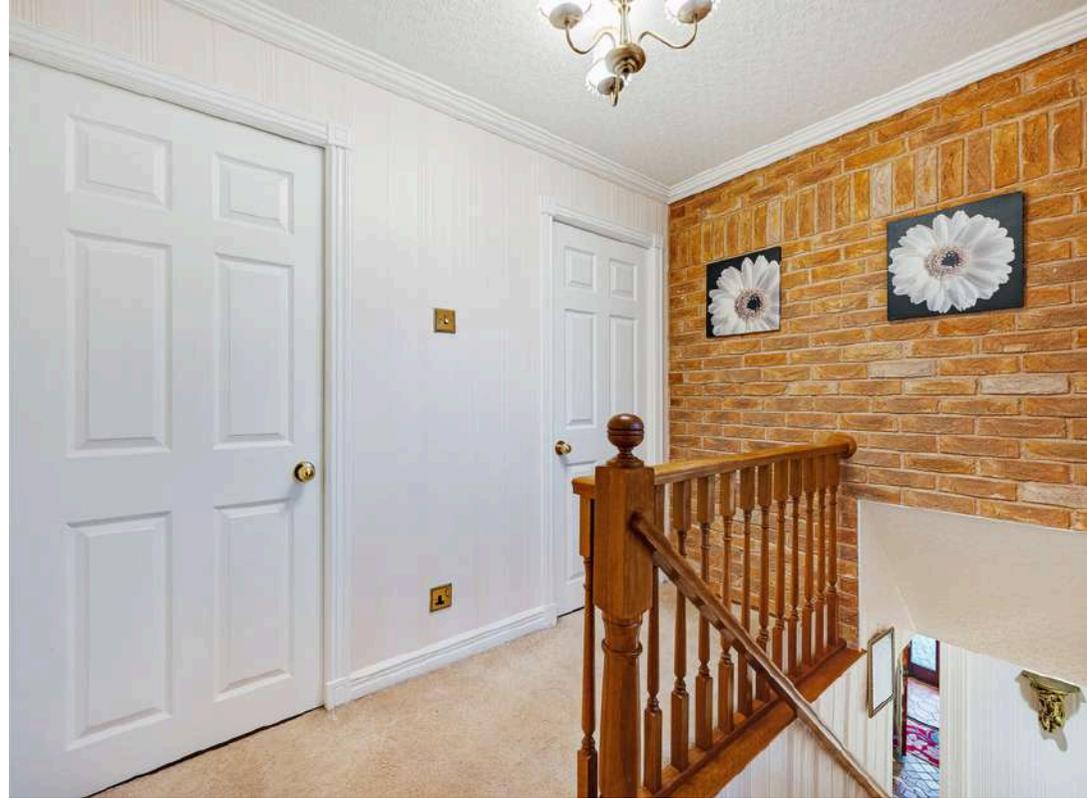
Soak & Sleep

Upstairs, light continues to flow through every corner. The landing opens into three bedrooms, each offering its own outlook and atmosphere.

The second bedroom is a generous double, complete with built-in wardrobes and a picture window overlooking Holcombe Hill and open fields. It's a restful room that offers a natural guest space or a calm retreat.

The third bedroom is neatly designed with fitted storage and a peaceful feel; it would make the perfect study, dressing room, or children's bedroom.

The family bathroom offers a fully tiled, spacious retreat with a spa-like bathtub and soft lighting for a relaxing soak. There's a towel radiator, sink, WC, large mirror, and hand-painted features throughout.









Principal Peace

The principal bedroom sits to the front, where large windows frame open views stretching all the way to Manchester. The space feels bright and airy, comfortably fitting a king-sized bed with room to spare for wardrobes and drawers. Its en-suite bathroom adds a touch of quiet luxury with double sinks, a walk-in shower, and hand-painted tiles that lend colour and charm.



Space To Grow

From the garden, a side door opens into the utility room, where there's extra space for laundry appliances, household storage, or muddy boots after a countryside walk. From here, a door leads directly into the garage, a practical layout that keeps chores separate from the home's main living areas.

The garage itself is tiled underfoot, with ample storage for garden equipment or the makings of a home gym. There's room for creativity here: a workspace, hobby area, or even a studio with direct access from the utility room.

Garden Oasis

Step outside and the garden unfolds into a private haven of colour and calm. Bathed in light from dawn to dusk, it's a place designed for peaceful moments and easy entertaining. A paved patio offers the perfect spot for dining outdoors or simply sitting back to admire the views of open countryside. The borders are planted with vibrant blooms that burst into colour through spring and summer, giving way to golden tones as the seasons turn.





Out & About

Perfectly positioned for families, Larkfield Close enjoys an enviable location close to some of the area's most sought-after schools. Greenmount Primary School is just a short stroll away, along with Holly Mount RC Primary and Woodhey High School. For those seeking independent education, the highly regarded Bury Grammar School is also within easy reach, along with several excellent local nurseries.

Greenmount is a place where community spirit thrives and the great outdoors is right on your doorstep.

Golf enthusiasts can perfect their swing at Greenmount Golf Club – just moments away – or enjoy a lesson or two with the club pros. Sports lovers are equally well catered for with Greenmount Cricket Club, local football and tennis clubs all a short walk away.

If you prefer your exercise at a gentler pace, enjoy one of the many scenic walks nearby, from peaceful woodland trails through Redisher Woods to the rewarding climb up Holcombe Hill with its far-reaching views.

When it's time to unwind, head to The Hub Tea Rooms for a hearty breakfast or a leisurely afternoon tea. For something more indulgent, tuck into a perfectly cooked steak at Miller & Carter, or pop into Greenmount Butchers to bring home something special for dinner.

Day-to-day essentials are taken care of too – with a local dentist, doctor's surgery, chemist and chiropodist all nearby. Supermarkets are easily accessible, or you could take a trip to the famous Bury Market to browse local produce and independent stalls.

For a relaxed drink or casual dinner, The Hare & Hounds is a local favourite, while nearby Tottington and Ramsbottom offer an impressive choice of cafés, bars and restaurants – from authentic Thai and Italian to classic British pubs.

And for commuters, Greenmount is perfectly placed for easy links to Bolton, Manchester and beyond – making this peaceful village an ideal base for both work and leisure.



The Finer Details

Total Approx. Floor Area 1608 Sq.ft. (149.4 Sq.M.)

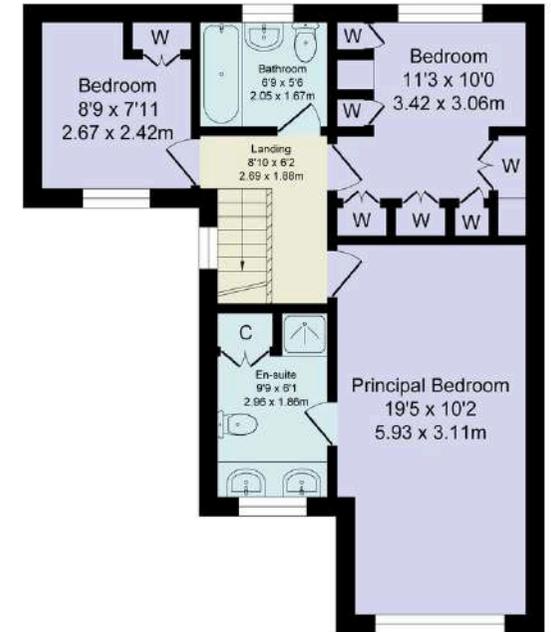
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

- Beautiful Three Bedroom Detached Home
- Three Versatile Reception Rooms
- Large Principal Bedroom with En-suite
- Downstairs WC & Utility Room
- Driveway for Three Cars & Garage
- Private, Tranquil Rear Garden with Open Countryside Views
- Quiet Cul-De-Sac on the Cusp of Greenmount's Countryside
- No Onward Chain, Ready for a Smooth and Stress-free Move
- Bury Council Tax Band F
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		



Ground Floor
Approx. Floor Area 1061 Sq.Ft (98.6 Sq.M.)



First Floor
Approx. Floor Area 547 Sq.Ft (50.8 Sq.M.)



WAINWRIGHTS
ESTATE AGENTS

To view Larkfield Close,
Call 01204 773556 or email sales@wainwrightshomes.com