



Rowlands Road
Summerseat, Bury



Miller Metcalfe
PRESTIGE

SINCE 1891

A truly outstanding stone barn conversion occupying an enviable position in the highly sought-after village of Summerseat, enjoying breathtaking open views to both the front and rear across surrounding farmland. This remarkable home perfectly balances peaceful countryside living with excellent accessibility to nearby motorway links and local amenities. Beautifully presented throughout, the property offers generous and versatile accommodation comprising an inviting entrance hallway leading to three substantial reception rooms, including a superb open-plan family living space ideal for modern lifestyles. At the heart of the home is a striking contemporary dining kitchen, fitted to an exceptional standard with a central island, integrated wine cooler and other modern appliances, ideal for both everyday family life and entertaining. Additional ground floor accommodation includes a useful utility room and guest WC/cloaks. To the first floor, the impressive principal bedroom features a dedicated dressing room and a stunning, contemporary ensuite bathroom with underfloor heating. There are two further well-proportioned bedrooms served by a stylish and sophisticated four-piece white family bathroom. Externally, the property is approached via a gravelled driveway providing ample off-road parking and access to a detached garden room which is insulated and has full connections including broadband and electric. The gardens are a particular highlight, with extensive lawned areas to the side and rear offering a wonderful sense of space and privacy, all framed by idyllic open countryside views. Retaining a wealth of original character, the home seamlessly blends period charm with modern refinement, featuring exposed stone walls, beamed ceilings, and traditional stone flagged flooring, creating a warm and characterful atmosphere throughout. The property and garden are both screened by a beautiful drystone walling which is also reclaimed from the original property. A rare opportunity to acquire a substantial and beautifully appointed barn conversion in a truly spectacular setting.

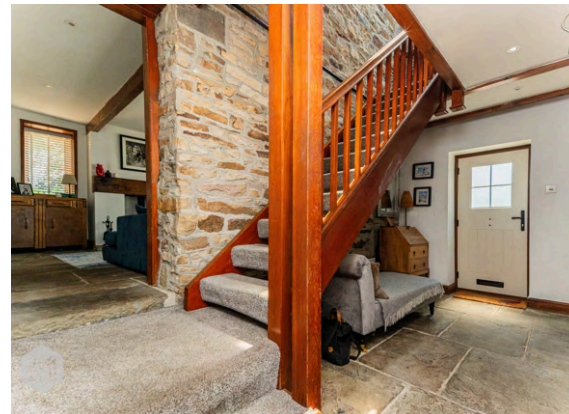


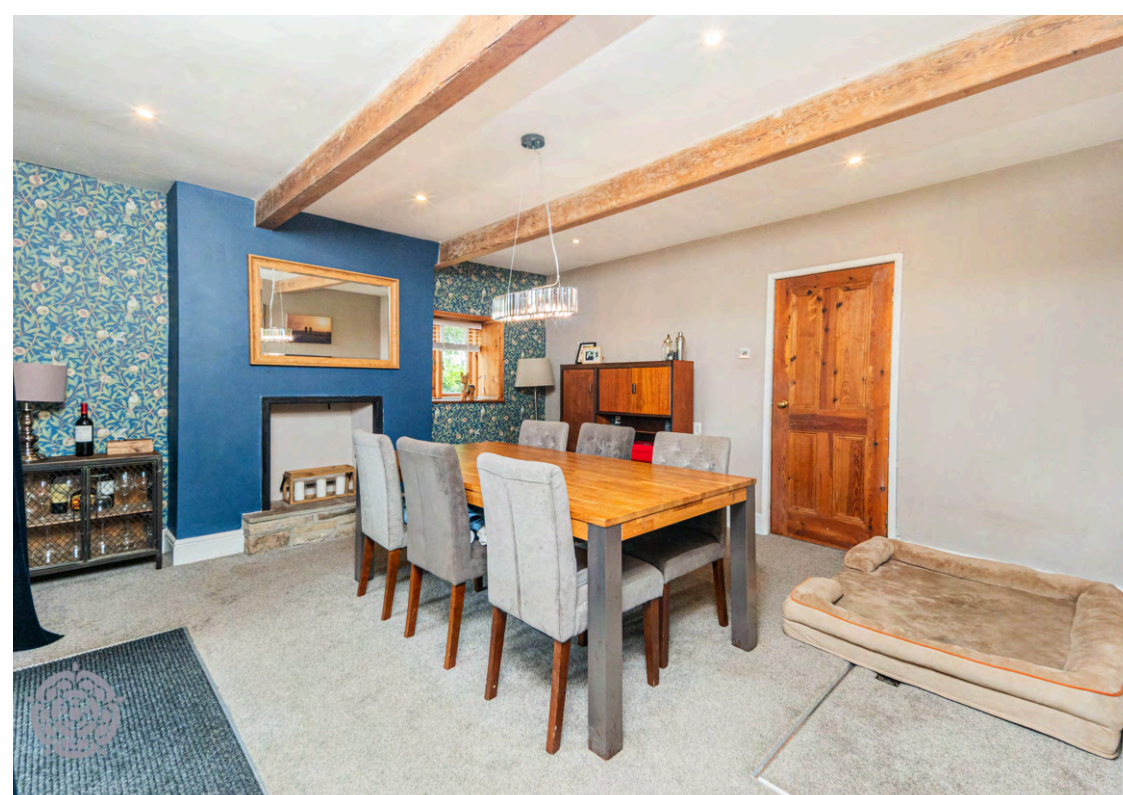
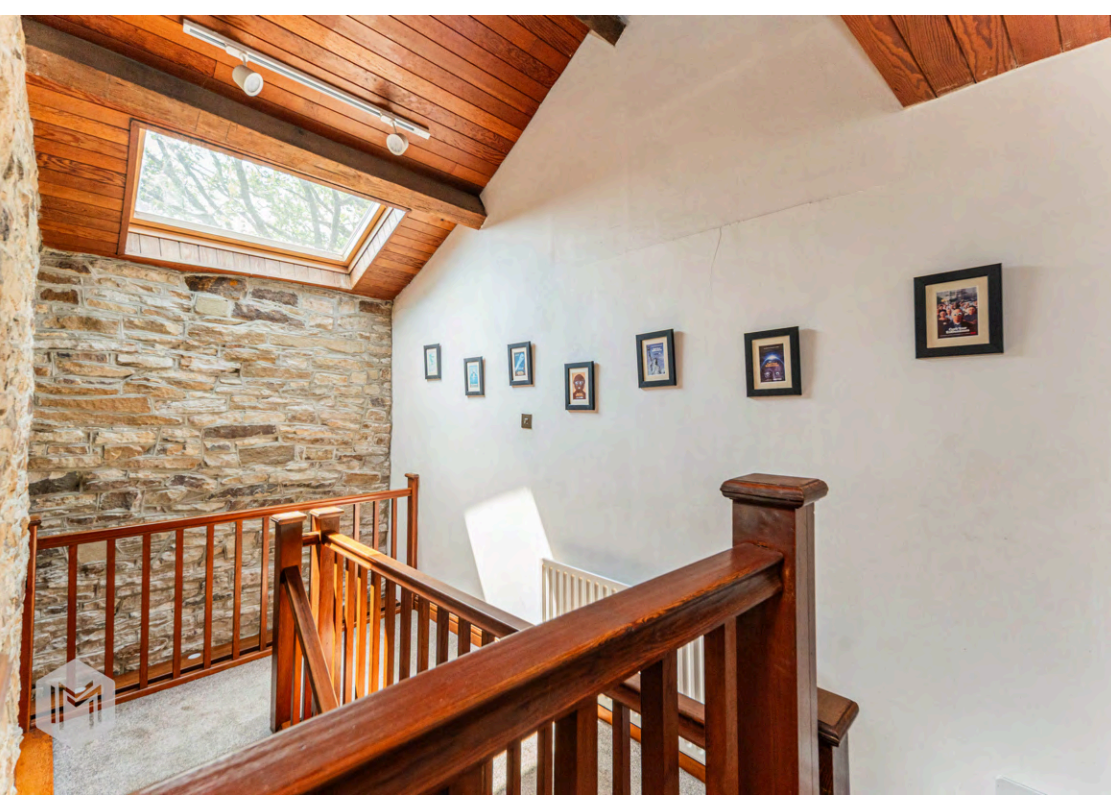
Entrance Hallway & Guest WC

A stylish composite entrance door opens into a truly stunning reception hallway, beautifully showcasing an exposed stone feature wall, traditional stone-flagged flooring and an elegant staircase rising to the first floor. The impressive ground floor cloakroom is fitted with a contemporary two-piece white suite and complemented by an excellent bespoke storage cupboard with sliding doors, discreetly concealing the gas central heating boiler. The suite comprises a sleek vanity wash hand basin with an illuminated, backlit feature mirror, a low-level WC, and a charming Victorian-style radiator complete with a bespoke towel rail, combining timeless character with modern convenience.

Reception Rooms

The exceptional reception space includes a magnificent, generously proportioned lounge, beautifully appointed with traditional stone-flagged flooring and a charming wood-burning stove set upon a stone hearth with an attractive timber mantel, creating a warm and inviting focal point. Twin double-glazed feature windows, each fitted with elegant plantation shutters, flood the room with natural light while framing delightful views over the front and side aspects. Double doors lead seamlessly into the equally impressive dining room, a wonderful space for both formal entertaining and family gatherings. Featuring an attractive beamed ceiling and double-glazed French doors opening directly onto the spectacular rear garden, the room effortlessly blends indoor and outdoor living.

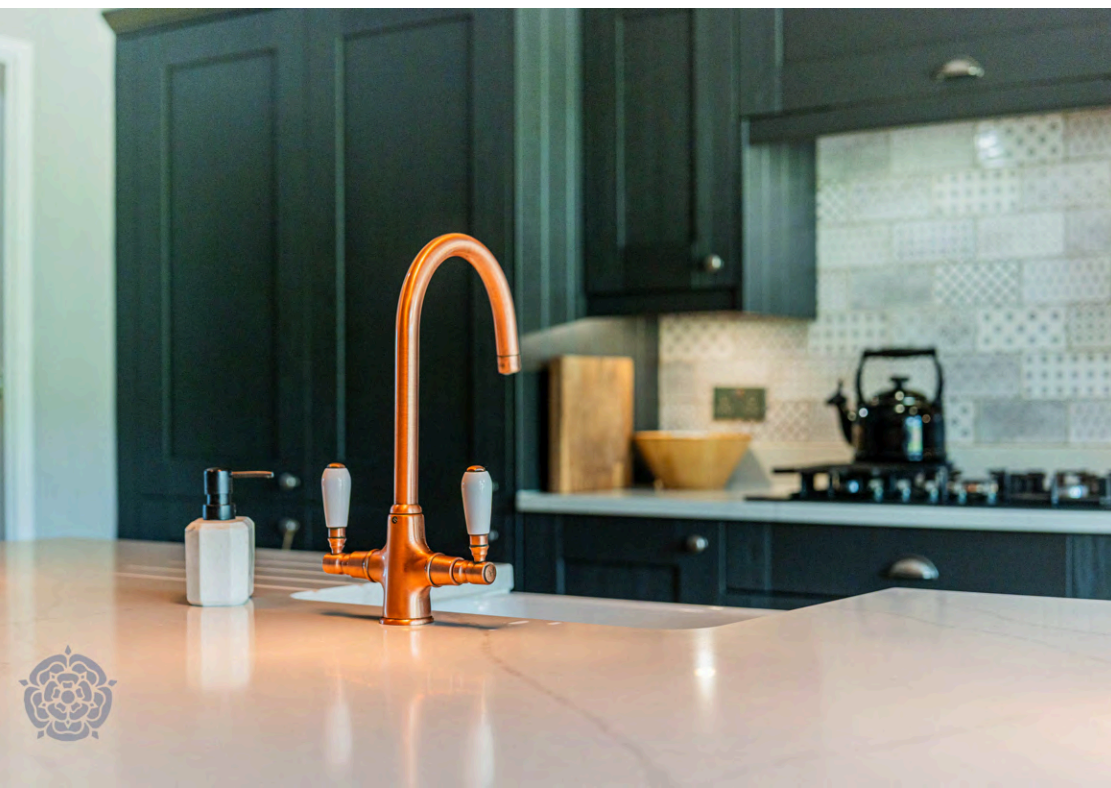




Open Plan Kitchen with Family Room

Undoubtedly the heart of the home, the spectacular open-plan living kitchen has been thoughtfully designed to combine timeless elegance with exceptional practicality. Beautifully appointed with an extensive range of bespoke wall and base cabinetry, complemented by luxurious granite work surfaces and a substantial central island, this outstanding space is perfectly suited to both everyday family life and sophisticated entertaining. Integrated appliances include a fridge, freezer and dishwasher, together with a built-in AEG double oven and five-ring gas hob, integrated wine chiller, while an inset sink completes the beautifully crafted workspace. Character features, including an exposed stone wall and solid wood flooring, enhance the room's warmth and charm. Flowing seamlessly from the kitchen is the breathtaking family room, bathed in natural light and enjoying uninterrupted views across the magnificent rear garden.



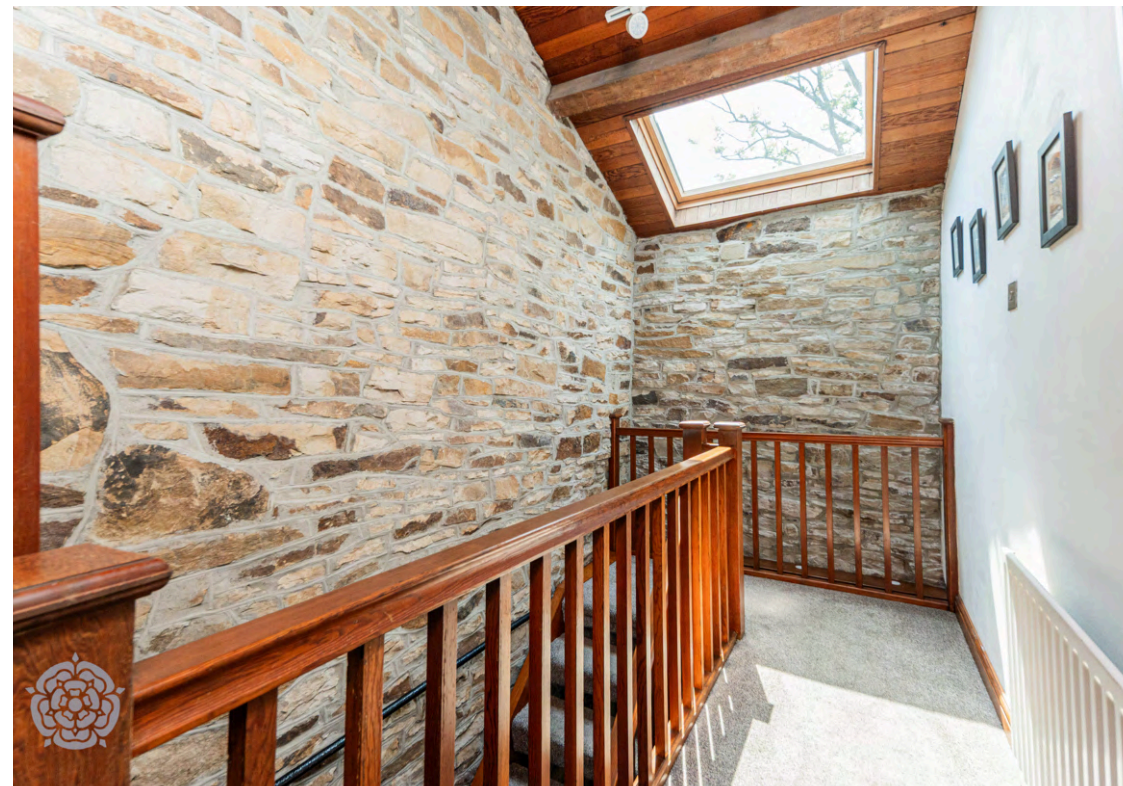
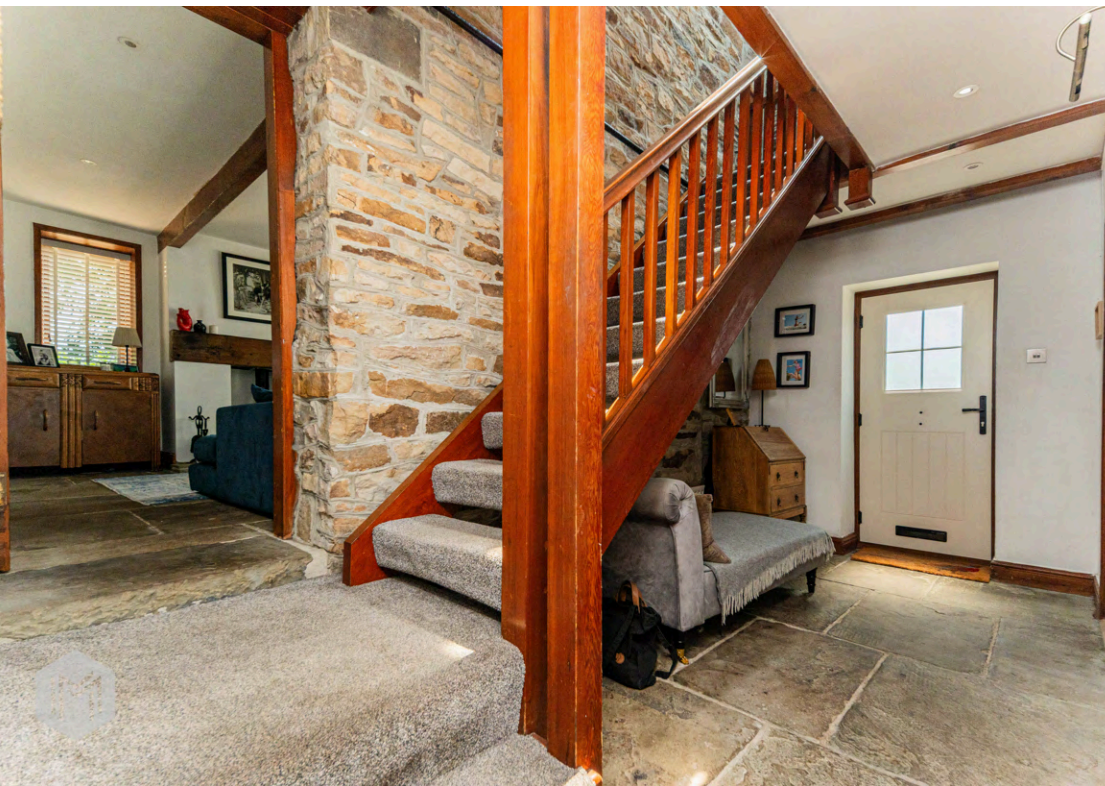


Utility Room

Complementing the kitchen perfectly is the superbly appointed utility room, thoughtfully designed to provide exceptional functionality without compromising on style. Fitted with a comprehensive range of base units topped with complementary work surfaces incorporating an inset sink unit, the room also boasts an entire wall of bespoke fitted storage, discreetly housing the gas central heating controls together with dedicated space and plumbing for both a washing machine and tumble dryer. Offering an abundance of storage and practical workspace, this invaluable room is ideally suited to the demands of modern family living.

Gallery Landing

The impressive galleried landing is a striking feature in its own right, beautifully enhanced by an exposed stone feature wall that perfectly complements the property's wealth of character. A double-glazed Velux window floods the space with natural light, while the elegant staircase creates a wonderful sense of openness, providing an attractive focal point to the first-floor accommodation.



Master Bedroom, Dressing Room and Ensuite

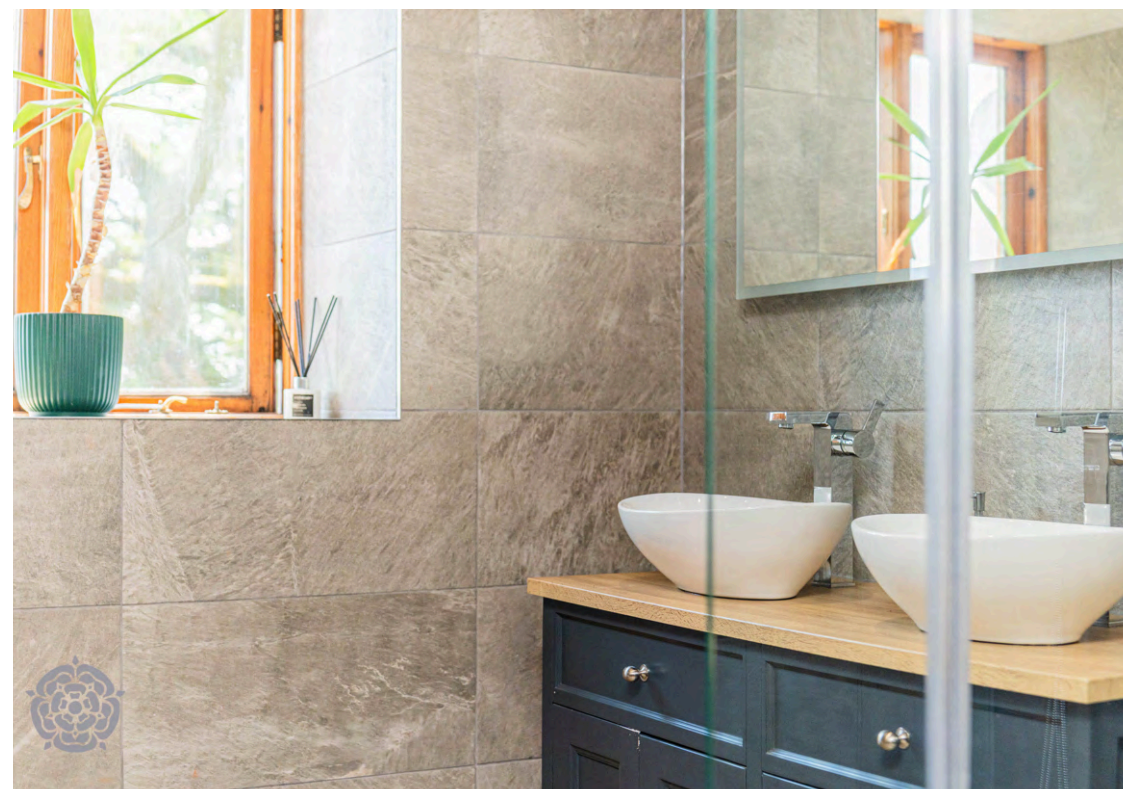
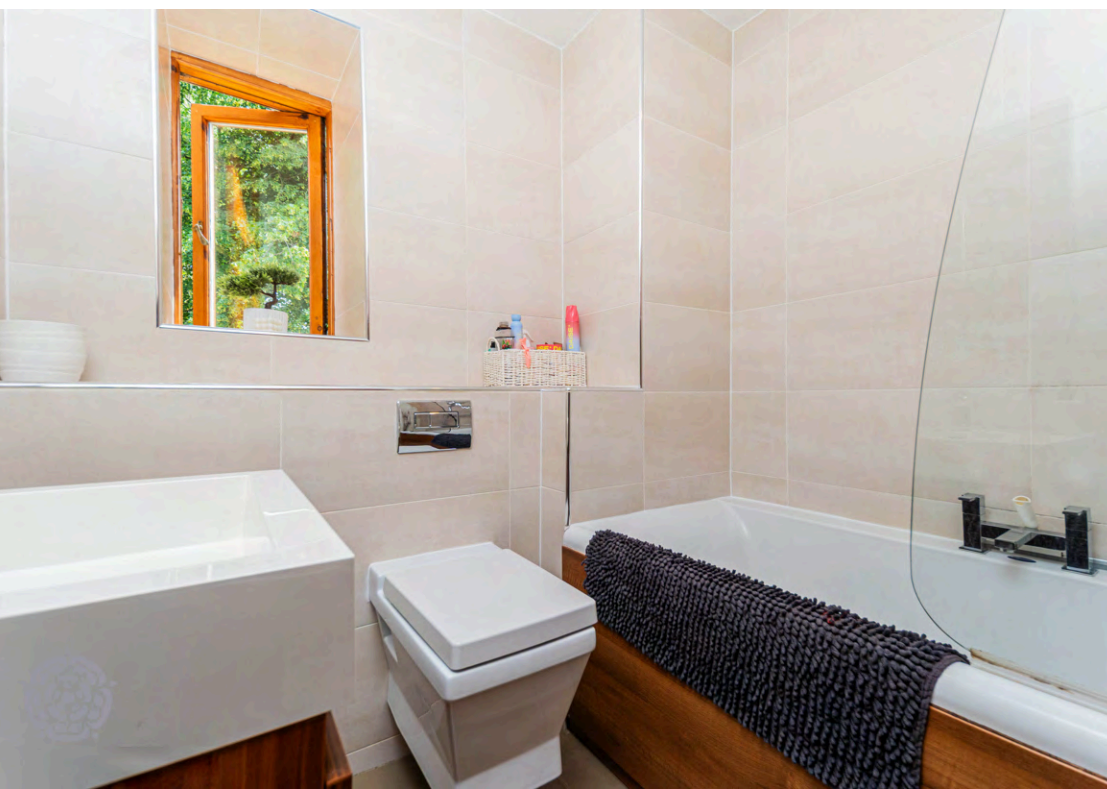
The superb principal bedroom is an exceptional sanctuary, enjoying a wonderful open outlook across the rear garden and rolling farmland beyond, creating a peaceful and highly desirable rural aspect. Generously proportioned, the room is complemented by a beautifully fitted dressing room, complete with extensive built-in wardrobes to two walls and elegant inset lighting, offering an abundance of refined storage space. The luxurious en-suite is appointed to an outstanding standard, featuring a stylish four-piece white suite comprising twin vanity wash hand basins, a low-level WC, and a spacious walk-in double shower. Finished with exquisite tiled walls and flooring, inset ceiling spotlights, and a contemporary heated chrome towel rail, underfloor heating, this elegant space delivers a perfect blend of sophistication and everyday comfort.



Two Further Bedrooms

The property further benefits from two additional generously proportioned bedrooms, each beautifully light and airy, and both enjoying superb open views to the front and rear aspects. Framed by picturesque countryside outlooks over surrounding farmland, these versatile rooms offer excellent space for family accommodation, guest rooms or home office use, all while providing a peaceful and highly desirable rural setting.







Family Bathroom

The luxurious bathroom is fitted with a stunning contemporary four-piece suite, designed to an exceptional modern standard. It comprises twin vanity wash hand basins set within a stylish unit, a low-level WC, and a spacious walk-in shower complete with a sleek mixer shower system. Finished with elegant tiled flooring and fully tiled walls, the space is enhanced by inset ceiling spotlights that create a soft ambient glow, while a contemporary heated chrome towel rail adds both comfort and sophistication to this beautifully appointed suite.



Garden Room

A superbly appointed detached garden room of composite construction, fully insulated and beautifully positioned within the rear garden to take full advantage of its idyllic setting. This highly versatile space benefits from double-glazed windows and doors, allowing natural light to flood the interior while perfectly framing the stunning outlook across the landscaped garden. Offering a peaceful and private retreat, the building is ideally suited for use as a home office, gym, studio, or leisure space, providing exceptional flexibility to suit modern lifestyle needs. The garden room does have full services including electric and broadband connections.



Gardens and Driveway

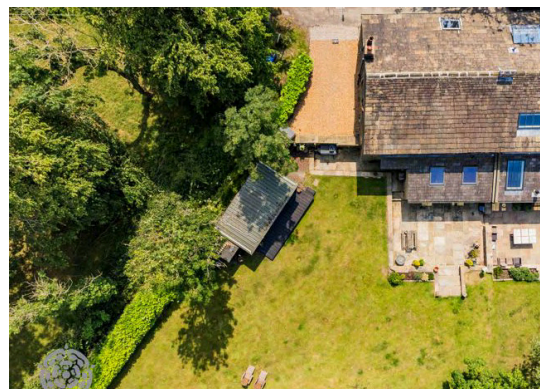
The beautifully maintained rear garden continues seamlessly around the property, offering a superb sense of space and privacy. Well screened Drystone walling surrounding the patio is also reclaimed from the original property, thoughtfully landscaped, the garden is predominantly laid to lawn with original York stone reclaimed from the barn floor providing an ideal setting for outdoor dining and entertaining while enjoying the peaceful rural outlook. To the side, the garden benefits from a practical gravelled driveway, offering excellent additional parking and enhancing the overall versatility and convenience of this impressive outdoor space, all framed by the picturesque backdrop of open countryside.

Tenure

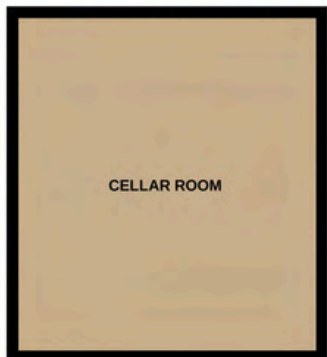
Freehold

Council Tax

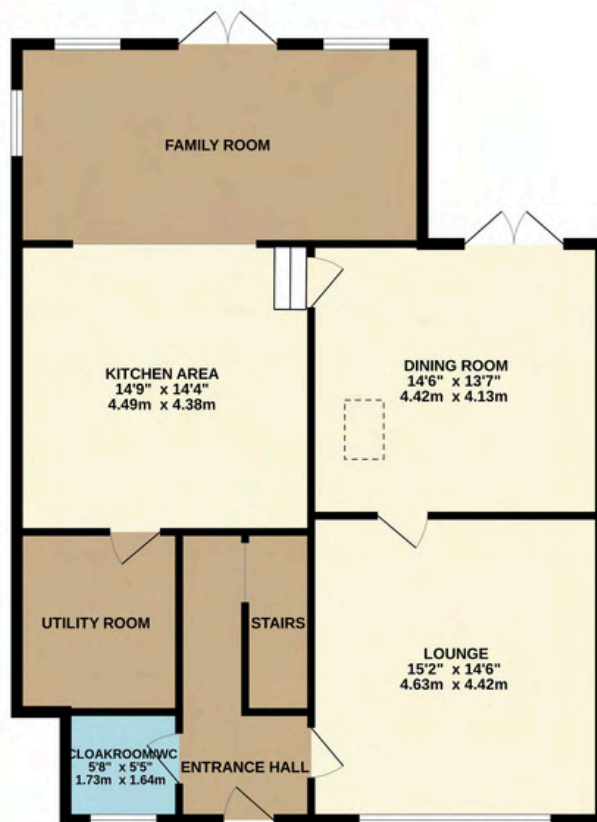
Local Authority - Bury Council
Council Tax Band - F



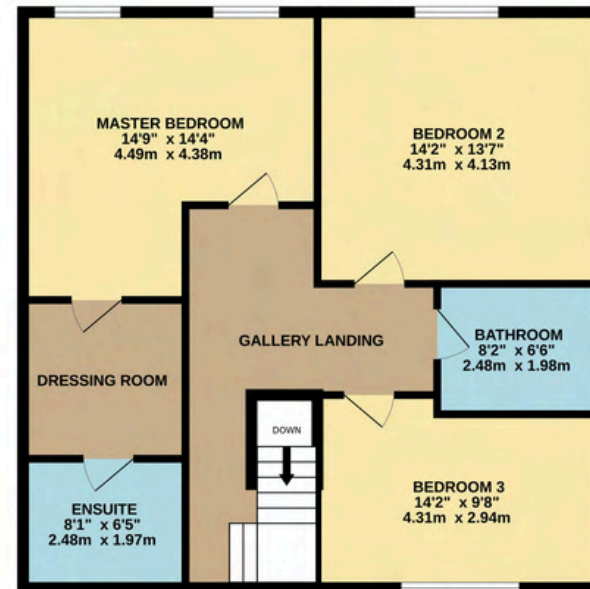
BASEMENT
266 sq.ft. (24.7 sq.m.) approx.



GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 2110 sq.ft. (196.0 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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