



Elton Chase

Mizpah Grove



Miller Metcalfe
PRESTIGE

SINCE 1891

Built in 2000 and individually designed in the style of a French farmhouse, Elton Chase is a substantial and characterful family home set in a peaceful gated cul-de-sac location. Offering split-level accommodation across three floors, the property features a spacious living room, large open-plan dining kitchen with conservatory, utility, double-height galleried dining hall, study, spacious orangery, five double bedrooms, four bathrooms, and an integral garage.

The real showpiece is the exceptional subtropical gardens, lovingly developed over 25 years and boasting palm trees, landscaped rockeries, water features, extensive decking, BBQ areas, a Tiki hut with bar, jacuzzi, and sauna – providing a truly unique outdoor lifestyle.

Located within walking distance of outstanding schools, beautiful countryside walks, and just 20 minutes on foot from Bury Town Centre, Elton Chase also offers parking for up to five cars.

A rare opportunity to purchase a distinctive, much-loved home with outstanding gardens.



Entrance Hallway

Feature quarry tiled hallway leading to spacious cloakroom, providing storage.

Reception Rooms

The main lounge is very spacious with double aspect to the front, gas stove set within feature carved stone fireplace. The dining hall is situated on one of the lovely mezzanine areas with quarry tiled flooring. The open plan breakfast kitchen leads to a beautifully presented conservatory with seating area that has a stunning aspect over the rear garden and waterfall. This area leads on to a spacious orangery that is also used as a cinema room as it has a projector and full length screen for movie watching.



Breakfast Kitchen & Utility Room

The breakfast kitchen has a wealth of wall and base units with breakfast bar area with seating, granite work surfaces, 2 integrated freezers and 1 integrated fridge. Display cabinet lighting. The fantastic useful utility room has plumbing for washing machine, hanging space for clothes airing/drying, 'Worcester' full height boiler is housed in the utility room.







Office/En suite

The office is fully fitted with storage solutions, shelving and drawers. This room could easily be used as a guest bedroom it has a modern 3 piece ensuite shower making it a very versatile room for many purposes if so required.



Gallery Landing

A stunning galleried minstrel landing forms a striking centrepiece to the home, beautifully designed with a glass screen balustrade and an elegant oak staircase. Flooded with natural light, this impressive architectural feature creates a sense of space and grandeur, while offering an elevated vantage point overlooking the reception areas below. Perfectly blending contemporary style with timeless craftsmanship, it provides both a dramatic first impression and a seamless flow throughout the property.

Master Bedroom With Large Ensuite

The spacious master bedroom is beautifully presented throughout. Two pairs of French doors with crafted wrought iron Juliet balconies provides an abundance of natural light that creates a bright and airy feel. This impressive room is complemented by a stunning three-piece white en-suite, comprising a generous shower area, contemporary vanity wash hand basin, and low-level WC – combining both style and functionality to create a luxurious private retreat.

Guest Bedrooms

On this floor there are 2 beautifully presented guest bedrooms, both bedrooms are double in size and fitted wardrobes.





Main Family Bathroom

The stunning family bathroom is both spacious and luxuriously appointed, featuring a contemporary four-piece suite. Highlights include, cream travertine tiling, a relaxing jacuzzi bath, a stylish feature wash hand basin, a very spacious walk-in shower area with stone tiling and feature curved glass shower screen, floating low-level WC, and two bespoke chrome towel rails. This elegant and stylish bathroom combines sophistication and functionality, creating a perfect space for both family use and indulgent relaxation.





Top Floor Landing/Reading Nook

The top-floor landing is bright and inviting, offering flexible space that could easily be used as a cosy reading nook or quiet retreat. Bathed in natural light, it provides a peaceful corner of the home, perfectly suited for relaxing, studying, or enjoying a good book.





Further Bedrooms

On the top floor there are 2 additional double bedrooms all being very good sized and very well presented. Both bedrooms are fully fitted with a wealth of wardrobes and storage.

Top Floor Shower Room

Located on the top floor there is a modern shower room with 3 piece white suite comprising of tiled shower area with mixer shower, low level WC and wash hand basin.





Gated Driveway & Double Garage

The property is secured by double gates giving the property both privacy and a prestigious feel. The large block paved driveway at front providing ample parking for many vehicles. The driveway leads to the double garage with up and over door, power and light. There is a large storage area above the garage accessed via ladder.

Gardens

Arguably the focal point of the property, the mature subtropical gardens at this home are truly exceptional, offering a one-of-a-kind outdoor living experience. Richly planted with spectacular palm trees and beautifully designed architectural landscaping, the rear garden features extensive split-level decking, BBQ areas, water-worn limestone rockeries, a stream with waterfall, and a Tiki hut with well fitted bar, jacuzzi brand spa hot tub, and spacious sauna.



Tenure

Freehold

Mobile Coverage & Broadband

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic - 7 Mbps

Superfast - 56 Mbps

Ultrafast - 1800 Mbps

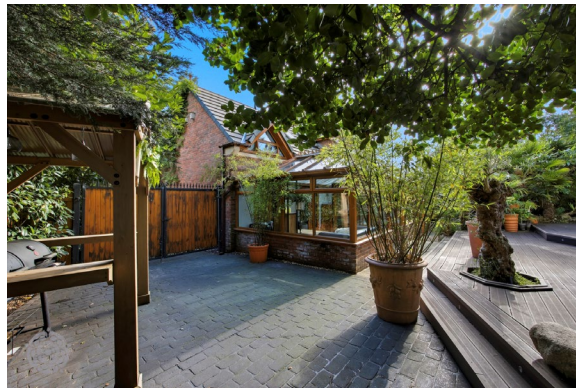
Satellite / Fibre TV Availability

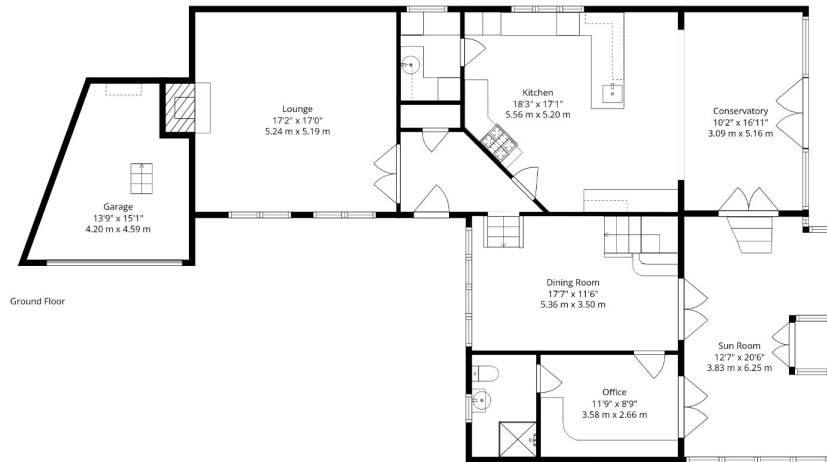
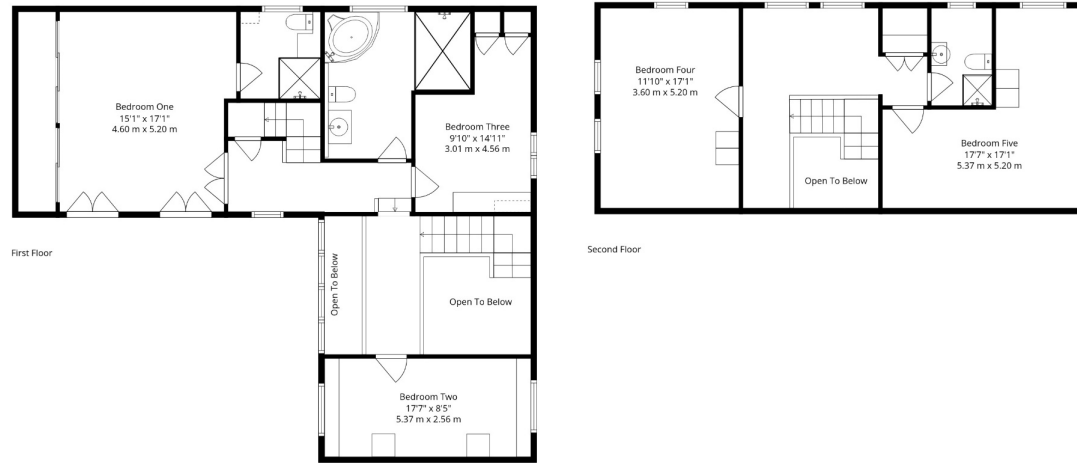
BT

Sky

Virgin

EPC Rating - C





TOTAL: 3267 sq. ft, 304 m2

GROUND FLOOR: 1770 sq. ft, 164 m2, FIRST FLOOR: 1007 sq. ft, 94 m2, SECOND FLOOR: 490 sq. ft, 46 m2
 EXCLUDED AREAS: FIREPLACE: 13 sq. ft, 1 m2, OPEN TO BELOW: 146 sq. ft, 14 m2, LOW CEILING: 182 sq. ft, 17 m2,
 WALLS: 303 sq. ft, 26 m2



For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.