



Lodge End Cottage, Ramsbottom Road

Hawkshaw



Miller Metcalfe
PRESTIGE

SINCE 1891

A Truly Exceptional 18th Century Stone Detached Character Home in the Heart of Hawkshaw Village.

Nestled in the highly sought-after village of Hawkshaw, this beautifully presented stone detached residence exudes timeless charm and character, dating back to the 18th century. Offering a rare blend of historic elegance and modern comfort, this substantial home boasts four spacious double bedrooms, including two with luxury en-suites, and a wealth of versatile living space across seven reception rooms.

From original latch doors and wooden and stone flagged flooring to the cosy log burner and traditional AGA cooker, every detail reflects the rich heritage of the property. The home is immaculately maintained throughout and offers an inviting, homely atmosphere ideal for families and entertainers alike.



Reception Hall

Leading from the stunning stone built porch at the front leading to the entrance door into the reception hall which could easily be used as an additional sitting area if required, this room has an incredible yorkshire flagged stone flooring, beamed ceiling and feature fireplace.

Reception Rooms

Lodge end has a wealth of beautifully presented reception rooms offering very versatile accommodation. The main formal lounge is truly exceptional with vaulted beamed ceilings, mistral gallery with feature floor to ceiling double window which enjoys the stunning open aspect over farmland to the front. The second lounge has a fantastic large wood burning stove, stone windowsill and beamed ceiling. The dining room is fantastic for entertaining or family life leading from the dining room there is a beautiful stone staircase. There is 2 orangery's overlooking the rear patio and woodland. The study which is located at the front of the property is very light and airy and has a full length feature window making this room a perfect area for working from home or studying.

Ground Floor Guest Bedroom Utility

The double ground floor guest bedroom has a beautiful view overlooking the side garden. There is 3 built in traditional cupboards housing the utility area with plumbing for washing machine. Built in vanity sink unit.

Breakfast Kitchen

Stunning contemporary range of wall and base units incorporating belfast sink, integrated dishwasher. Gas fired 'Aga' cooker, breakfast bar area, stone flooring, display lighting.





Master Bedroom, Sitting Area And Ensuite

The large master bedroom exudes elegance and openness, with soft, warm tones enhancing its generous proportions. At its heart, a majestic stone archway frames the passage to an inviting sitting area, the natural texture of the stone adding both grandeur and a rustic charm. Beyond the archway, the space opens dramatically to a double-height apex glass window, flooding the room with daylight and creating an airy, uplifting atmosphere. The glass rises to the peak of the pitched roof, perfectly framing a breathtaking view of the rear garden—a lush expanse of greenery, flowers, and mature trees, almost as if the outdoors were an extension of the room itself. Whether bathed in golden morning light or glowing in the evening with the garden's ambient illumination, this private retreat blends architectural drama with serene beauty.

Victorian-style a refined, period-inspired ensuite featuring a claw-foot freestanding bath as its centrepiece, ornate cast-iron legs, and





a pristine white enamel finish. The tiled shower cubicle offers a practical modern touch while retaining heritage charm, with white or patterned Victorian-style ceramic tiles and traditional chrome fittings. A vanity wash hand basin sits atop a panelled cabinet, finished in white to match the suite, with a period-style mixer or separate hot and cold taps. Completing the arrangement, a low-level WC with a traditional ceramic cistern and chrome flush lever evokes authentic Victorian detailing, all unified in a crisp white palette for a bright, airy, and timeless look.

Second Bedroom With Ensuite

A well-presented double bedroom featuring a modern three-piece white en-suite, comprising a stylish tiled shower cubicle, low-level WC, and wash hand basin. The en-suite offers a fresh, contemporary look with sleek finishes, while the bedroom itself provides ample space for furnishings and a comfortable, inviting atmosphere.





Double Bedroom

Spacious double bedroom ideal for growing family.

Family Shower Room

Modern 3 piece family shower room comprising tiled shower cubicle with mixer shower, low level WC, pedestal wash hand basin, stone windowsill.

Garden Room

Detached Garden Room – A beautifully designed and versatile space set within a private garden, featuring a raised decked patio area that takes full advantage of spectacular open views overlooking the lodge. Inside, a fitted bar area creates the perfect setting for entertaining, while double-glazed French doors flood the room with natural light and provide seamless access to the outside decking.





Fully equipped with power and lighting, this garden room offers year-round usability for relaxing, socialising, or working in style.

Grounds

A sweeping double gated driveway provides access to both the front and side of the property with parking for up to 7 cars, the driveway is framed by beautifully presented mature gardens on all four sides. A rich variety of established trees, plants, and shrubs creates year-round colour and texture. To the rear, elegant Indian stone-paved patio areas offer ideal spaces for outdoor entertaining and relaxation. Beyond, a charming feature wooden bridge crosses over to a magnificent woodland garden, home to towering pine trees and an abundance of wildlife, offering a serene, storybook-like retreat right on your doorstep. As the plot of the gardens are approximately over 1 acre there is a strong demand for potential to build an additional dwelling or garage overlooking the lodge subject to successful planning permission being received.





Tenure

Freehold

Flood Risk

Very Low

Local Authority And Council Tax

Local Authority

Bury

Council Tax

Band:

G

Annual Price:

£4,024



Mobile Coverage And Broadband

Mobile coverage

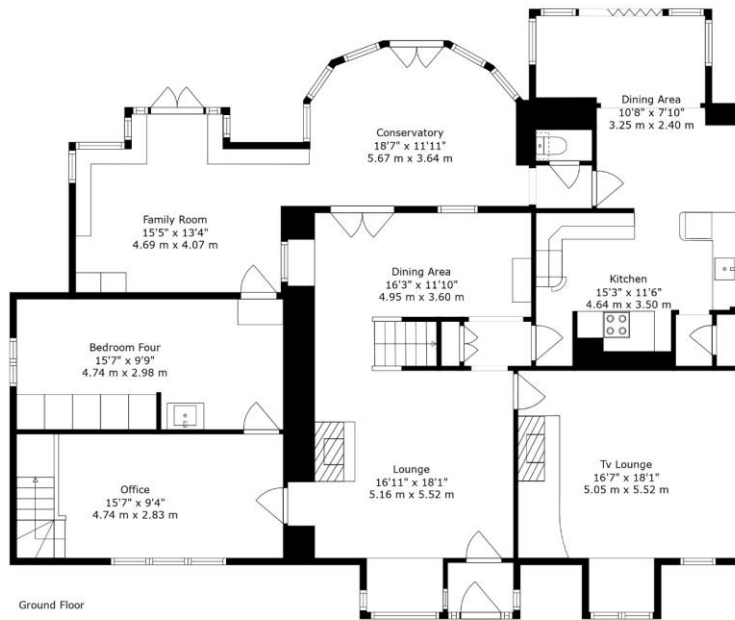
EE
Vodafone
Three
O2
Broadband

Basic
8 Mbps
Superfast
39 Mbps
Satellite / Fibre TV Availability

BT
Sky

EPC Rating - To be confirmed

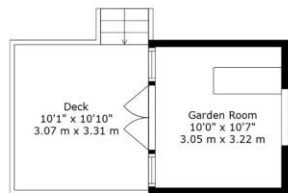




Ground Floor



First Floor



Lower Ground Floor



TOTAL: 3356 sq. ft, 312 m2
 BELOW GROUND: 106 sq. ft, 10 m2, GROUND FLOOR: 1904 sq. ft, 177 m2, FIRST FLOOR: 1346 sq. ft, 125 m2
 EXCLUDED AREAS: DECK: 110 sq. ft, 10 m2, OPEN TO BELOW: 13 sq. ft, 1 m2
 WALLS: 268 sq. ft, 25 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.