



The Old Barn

TOTTINGTON

A Story Waiting Beyond the Gates

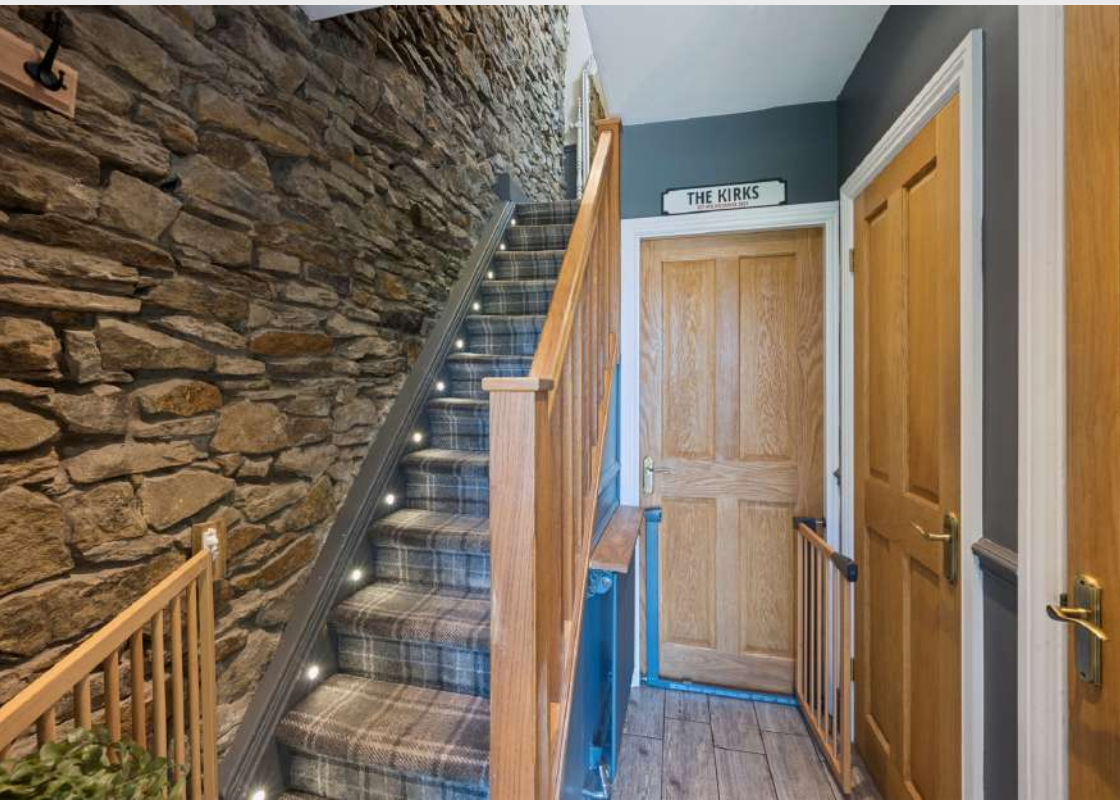
Behind timber gates and framed by flourishing greenery, The Old Barn reveals itself slowly, almost as though it has been patiently waiting to be discovered. A cobbled driveway meanders towards the house, where sash-style windows, an elegant oak porch and beautiful character stonework create a home that feels rooted in its surroundings. Set back from the road behind layers of greenery, the first impression is one of quiet seclusion; a place where everyday life begins to soften into something altogether more peaceful.





Stone, Oak & First Impressions

The entrance hall immediately tells the story of The Old Barn's heritage. A striking stone wall climbs beside the staircase, its texture illuminated by inset lighting that follows each step towards the first floor. Rich oak bannisters complement deep blue tones and feature wall panelling, creating a wonderfully atmospheric entrance where traditional craftsmanship and contemporary styling sit side by side. Two generous cupboards provide an abundance of storage for coats, boots and everyday essentials, allowing the hallway to remain beautifully open and organised while natural light travels effortlessly through the space.



The Kitchen Where Stories Start

An oak door opens into a kitchen where traditional timber flooring stretches beneath cream shaker cabinetry, while warm wooden worktops and beautifully textured tiled splashbacks wrap gracefully around the room. Exposed stone returns to the walls, reminding visitors of the home's historical past, whilst under-cabinet lighting casts a welcoming glow as daylight begins to fade. A Belfast-style sink sits beneath an original stone window surround, framing peaceful views across the approach beyond, while the Kenwood range takes pride of place within its handcrafted surround. Integrated appliances blend neatly into the cabinetry, leaving generous preparation space free for everything from everyday cooking to festive celebrations. Beyond the practicalities, the room invites people to gather. Exposed beams span overhead, soft green tones create a gentle backdrop, and there is ample room for a generous dining table to host plenty of guests and share life's many celebrations.





Spaces That Evolve with Life

Double doors lead naturally into a wonderfully flexible reception space. Currently arranged as a playroom, this bright, open area could just as easily become a peaceful library, a creative studio, or a secluded home office tucked away from the rhythm of family life. Its open layout allows each new owner to shape it around their own story, while still feeling beautifully connected to the rest of the house.

Nearby, the cloakroom embraces rich green tones, creating a striking little room that continues the home's confident character whilst offering everyday convenience.



Beneath the Beams

The lounge feels wonderfully timeless, dipped in soft, earthy colours, there's an inviting backdrop, while elegant panelling and designer radiators introduce subtle contemporary touches. A handsome wood-burning stove nestles comfortably into the corner, bringing warmth both visually and practically as the evenings draw in.

Light filters gently through a high window dressed with plantation shutters before French doors open the room effortlessly onto the garden beyond. It is easy to imagine long conversations stretching late into the evening, favourite films enjoyed beside the fire, or quiet Sunday afternoons where little more is required than a comfortable chair and a good book.





And So To Sleep

Returning to the staircase, inset lighting accompanies the climb alongside the exposed stone wall before opening onto a characterful landing where grey panelling and exposed beams continue the story. The principal bedroom immediately captures the imagination. Vaulted ceilings lift the space high above, while original beams weave across the room like the pages of the barn's history. Two windows draw daylight inside from different angles, while an exposed stone wall creates a beautiful backdrop to the dedicated dressing area.

Built-in wardrobes provide generous everyday storage, while a cleverly designed mezzanine tucked into the roof creates a wonderful home for keepsakes, seasonal decorations and treasured belongings.

Across the landing, the family bathroom balances practicality with character. Exposed timber, original stonework, and broad blue accents sit comfortably alongside twin wash basins, generous storage and a spacious bath with an overhead shower. Metro tiling introduces texture, while the large window fills the room with ever-changing shades of sunlight throughout the day.



Hidden Corners & Quiet Retreats

Beyond the main landing, another small hallway reveals yet more thoughtful storage, including a linen cupboard and a delightful mezzanine loft nestled amongst the rafters. These hidden spaces make clever use of the barn's original architecture whilst preserving every ounce of its character.

The second bedroom embraces the unique shape of the building, where gentle angles and sloping ceilings create a wonderfully distinctive room beneath exposed beams. Duck egg panelling, soft carpeting and a generous window combine to create a peaceful retreat equally suited to family, guests, or creative pursuits. Across the landing, the third bedroom introduces soft dusty pink tones beneath carefully positioned spotlights. A large window welcomes natural light throughout the day, while the generous proportions leave plenty of opportunity for the room to adapt as life changes, whether as a bedroom, studio, or inspiring workspace.





A Garden for Every Season

From the lounge, French doors open directly onto a generous decked terrace where the house naturally spills outdoors. Morning coffee beneath open skies, summer suppers that stretch long into the evening, or simply watching the seasons unfold become effortless rituals here. High fencing creates a reassuring sense of privacy, while gated side access keeps everyday life wonderfully practical. Beyond the decking, the garden offers a blank canvas ready to flourish. There is room for colourful borders, vegetable beds, winding pathways, or peaceful seating tucked amongst planting, allowing the outside space to become every bit as personal as the home itself.





Out & About

Set back behind timber gates along the ever-popular Bury Road, The Old Barn is one of those rare homes that feels like a hidden gem. Its handsome stone façade and traditional cottage styling blend effortlessly with the surrounding character of Tottington, creating a home that feels as though it has always belonged. Just moments from the village centre and surrounded by excellent amenities and open countryside, it offers a lifestyle where convenience and character sit comfortably side by side.

Step into Tottington and you'll quickly discover why so many people choose to call it home. The village has a thriving independent spirit, with everything from the Co-op and Tesco Express to an excellent butcher, bakery, florists, cafés, beauty salons and a range of local businesses all within easy reach. Whether you're picking up fresh produce, meeting friends for coffee or running daily errands, everything is close at hand.

Tottington's food and drink scene continues to grow, offering something for every occasion. Enjoy authentic Italian cuisine at the ever-popular Carmelo's, modern British dining and expertly crafted cocktails at Stanley's of Tottington, or unwind with drinks at Bilardi's Bar. For a leisurely brunch or coffee, Juniper & Vine remains a local favourite, while takeaway favourites including China Rose and Asha continue to serve the village. Just a short drive away, Ramsbottom opens up an even wider choice of award-winning restaurants, artisan cafés and boutique bars, regularly earning recognition as one of the North West's most desirable market towns.

For those who enjoy an active lifestyle, you're surrounded by some of the area's finest countryside. Wander along the Kirklees Trail, explore the beautiful Two Brooks Valley, or enjoy peaceful walks around Bottoms Hall Fields and Old Kay's Park. Jumbles Country Park and Reservoir are only a short drive away, offering waterside walks, woodland trails and stunning scenery throughout the seasons. Golf enthusiasts are well catered for too, with Harwood Golf Club and Greenmount Golf Club both within easy reach, while Tottington Cricket Club, Greenmount Cricket Club and Walshaw Sports Club provide a welcoming community for players and spectators alike.

Families are exceptionally well positioned, with an excellent choice of highly regarded schools nearby. Tottington Primary School, Christ Church CE Primary School, St Anne's CE Academy, Elton Primary School and Holly Mount RC Primary School all serve the local area, while Tottington High School and The Elton High School are popular choices for older children. Independent education, including Bury Grammar School and Bolton School, is also easily accessible.

When it's time for a day out, there's no shortage of attractions nearby. Explore the historic East Lancashire Railway, spend an afternoon at Burrs Country Park, or head into Ramsbottom for its renowned food festivals, artisan markets and community events. Whether you're discovering local history or enjoying a relaxing Sunday afternoon, there's always something happening close by.

The Old Barn is exceptionally well connected. Bury town centre and its Metrolink station are just a short drive away, providing direct services into Manchester, while the nearby M66 and A56 offer convenient access across Greater Manchester, Lancashire and beyond.

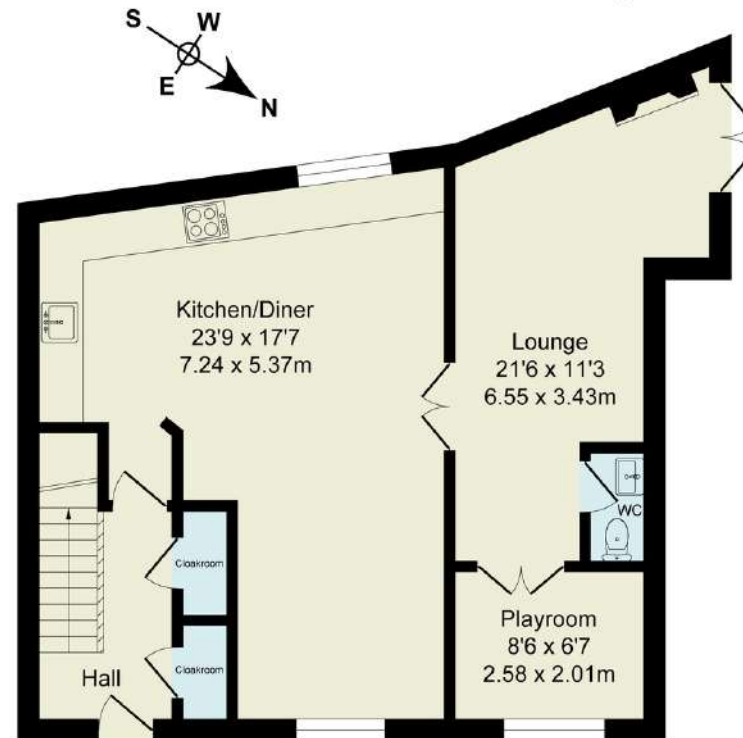


The Finer Details

- Beautifully Converted Character Three Bedroom Barn Full of Original Features
- Principal Bedroom with Built-in Wardrobes, Exposed Beams and Vaulted Ceiling
- Spacious Farmhouse-Style Kitchen Diner with Belfast Sink and Range Cooker
- Charming Lounge with Wood-Burning Stove and French Doors to the Garden
- Versatile Additional Reception Space Ideal as a Playroom, Home Office or Snug
- Elegant Entrance Hall Showcasing Exposed Stonework and Oak Staircase
- Private Enclosed Low Maintenance Garden
- Peacefully Set Back Behind Mature Greenery with Gated Driveway for Three Cars
- Bury Council Tax Band B
- Leasehold 849 Years Remaining
- Ground Rent £1.23 per Annum

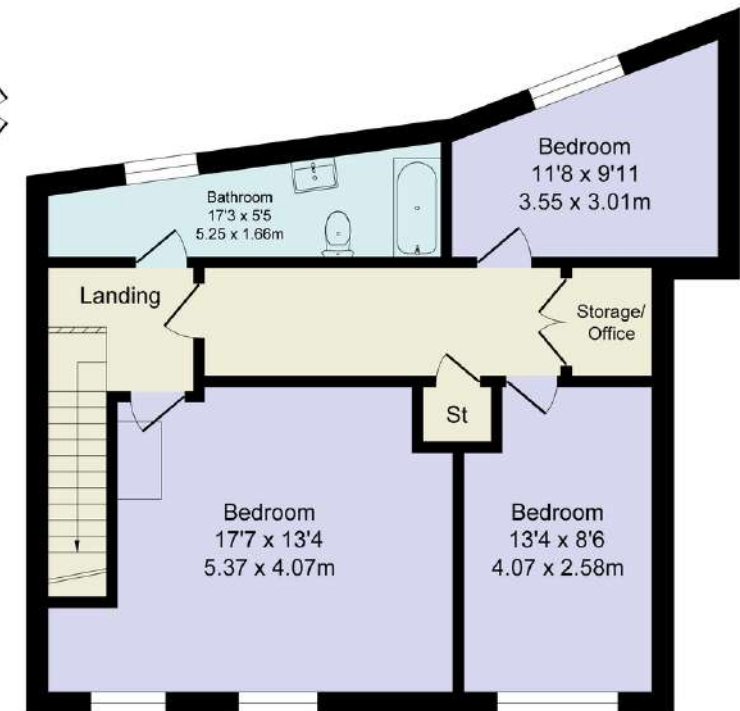
Total Approx. Floor Area 1378 Sq.ft. (128.0 Sq.M.)

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.



Ground Floor

Approx. Floor Area 687 Sq.Ft (63.8 Sq.M.)



First Floor

Approx. Floor Area 691 Sq.Ft (64.2 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

WAINWRIGHTS
ESTATE AGENTS

To view The Old Barn,
Call 01204 773556 or email sales@wainwrightshomes.com