



Hey Head, Bradshaw Road
Tottington



Miller Metcalfe
PRESTIGE

SINCE 1891

A Remarkable Gated Country Home of Exceptional Quality – Main Residence & Luxurious Detached Annex – Set Within Approximately 15 Acres of land with a Further 7 Acres Available by Separate Negotiation.

Nestled within an expansive landscape of rolling countryside, this extraordinary detached residence offers a rare opportunity to acquire a home of outstanding calibre, complete with a beautifully appointed detached annex and grounds extending to approximately 15 acres (with an additional 7 acres available if desired). Presented to an impeccable standard throughout, the property effortlessly combines refined elegance with modern luxury, all framed by breathtaking panoramic views from every principal room.

The main residence welcomes you with a sense of grandeur and space, featuring three superb reception rooms, each bathed in natural light and designed to take full advantage of the uninterrupted vistas across the grounds. A high-quality open-plan breakfast kitchen forms the heart of the home, showcasing premium fittings, a large central island with bespoke seating area and a generous dining area ideal for both everyday living and entertaining. Complementing this is a stylish sitting room complete with a bespoke bar, creating the perfect setting for social gatherings.



Accommodation is equally impressive, offering four beautifully proportioned double bedrooms, including two exceptional bedroom suites, each with luxurious en-suite facilities and well-designed dressing rooms. A newly fitted contemporary family bathroom of remarkable quality serves the remaining bedrooms, completing the upper floor with elegance and refinement.

Detached Self-Contained Annexe

This beautifully presented, contemporary detached annexe offers stylish open-plan living with a sleek modern kitchen seamlessly flowing into a bright lounge/bedroom area. Large windows frame stunning panoramic views across the grounds, flooding the space with natural light and enhancing the sense of openness.

A fully fitted walk-in dressing room with feature lighting provides exceptional storage, while the modern white shower room adds a fresh, luxurious feel.

To the rear, a raised decked patio offers a superb outdoor space, perfect for relaxing or entertaining while taking in the incredible open aspect beyond the property.

The grounds themselves are a defining feature: expansive, private, and idyllic, offering sweeping lawns, established woodland, detached stable block with 4 stables and tack room, multiple areas perfectly suited to equestrian, leisure, or agricultural interests. With a further 7 acres available, the potential for extending the estate is exceptional.

This is a rare opportunity to secure a truly prestigious country home where lifestyle, luxury, and land come together in perfect harmony.

Entrance Hallway & Guest WC

A double-glazed front door opens into a welcoming entrance hallway, featuring a bespoke wooden bench with integrated storage cupboards. A further door leads through to the impressive main hallway, showcasing a stunning staircase and elegant tiled flooring, setting the tone for the quality found throughout the property. A contemporary guest WC, thoughtfully designed with a freestanding feature wash hand basin and low-level WC. The space is enhanced by a sensored light mirror, combining style and modern convenience for everyday use.





Reception Rooms

A generously sized lounge offers the perfect space for family living, featuring a striking wood-burning stove set within an attractive surround. Flooded with natural light, this bright and airy room provides a warm and welcoming atmosphere. The additional sitting room offers further versatility, making it ideal for growing families seeking extra space to relax or entertain.





Open Plan Dining Kitchen, Sitting Area With Bar

A contemporary, exceptionally spacious open-plan breakfast kitchen, fitted with bespoke wall and base units and sleek Corian worktops. The kitchen features a double inset sink with a hot water tap, 'Gaggenau' appliances including coffee machine, three double ovens with microwave and an induction hob, all complemented by contemporary tiled flooring. A bespoke fitted dining table provides a stylish and practical dining solution, while the adjoining sitting area is perfect for entertaining or family life, complete with fitted sofa units and a fully equipped bar, creating a versatile and inviting hub for the home.

Utility Room

A modern, fully fitted utility room with a range of wall and base units, offering excellent storage and practical workspace. The room is plumbed for a washing machine, providing a highly functional addition to the home.





Master Bedroom, Dressing Room & Ensuite

This very generous master bedroom boasts a floor-to-ceiling feature window that frames breathtaking views over the grounds, creating a stunning focal point and flooding the room with natural light.

The fully fitted dressing room is thoughtfully designed with built-in wardrobes and drawers, offering ample storage and a sophisticated, organized space.

Completing the suite is a contemporary, newly fitted ensuite, beautifully appointed with a tiled shower cubicle with mixer shower and a sleek vanity wash hand basin, combining style and functionality in a truly luxurious setting.





Bedroom 2 With Dressing Room & Ensuite

This large, dual-aspect bedroom enjoys a bright and airy feel with uninterrupted views across the open grounds, making it a tranquil retreat.

The fully fitted dressing room features modern wardrobes, providing ample storage and a stylish, organized space.

The contemporary ensuite is thoughtfully designed, comprising a tiled shower cubicle with mixer shower, wash hand basin, and low-level WC, offering comfort and practicality in a sleek, modern setting.

2 Further Bedrooms

Both generously proportioned double bedrooms are tastefully decorated, creating a welcoming and elegant atmosphere. Light and airy, each room benefits from a lovely open aspect, allowing natural light to fill the space and offering tranquil views over the surrounding grounds.

Family Bathroom

This truly beautifully presented, newly fitted bathroom exudes contemporary elegance and style. It features a freestanding bath positioned to enjoy incredible open views, alongside a double shower cubicle with mixer shower.

A feature vanity wash hand basin and low-level WC complement the design, while underfloor heating ensures warmth and comfort. The suite is finished with sleek, contemporary tiled walls, creating a sophisticated and luxurious retreat.





Detached Annexe

This beautifully presented, contemporary detached annexe offers stylish open-plan living with a sleek modern kitchen seamlessly flowing into a bright lounge/bedroom area. Large windows frame stunning panoramic views across the grounds, flooding the space with natural light and enhancing the sense of openness.



Gated Driveway And Double Garage

Impressive Gated Entrance with Extensive Garaging and Parking
Approached via a remote-controlled gated entrance, the property benefits from a spacious and private driveway offering ample parking for multiple vehicles, providing both convenience and a commanding first impression.

The driveway leads to a double detached garage fitted with power, lighting, and an up-and-over door, perfectly suited for vehicles or workshop use. Two adjoining storage rooms offer versatile additional space, while at the rear, a timber double garage provides further practical storage, currently accommodating garden equipment and a sit-on mower.

This combination of secure access, generous parking, and versatile garaging makes the property exceptionally practical while maintaining a sense of luxury and exclusivity.





Grounds And Stable Block

Set within truly remarkable grounds, this property enjoys spacious, beautifully maintained gardens, interspersed with woodland areas that provide both privacy and a haven for wildlife, including deer and owls.

The estate includes approximately 15 acres of grazing land, with the option to extend use to a further 7 acres if required, offering flexibility for equestrian or agricultural pursuits. A detached, purpose-built stable block features four stables, a tack room, water supply, and power, making it ideal for equestrians or lovers of the countryside.

Combining tranquil natural beauty with practical facilities, these grounds provide a rare opportunity to enjoy a luxurious rural lifestyle in a truly exceptional setting.

Tenure

Freehold

Local Authority And Council Tax

Local Authority - Bury

Band: G

Annual Price: £4,024

Flood Risk

Very Low

Mobile Coverage And Broadband

EE, Vodafone, Three, O2

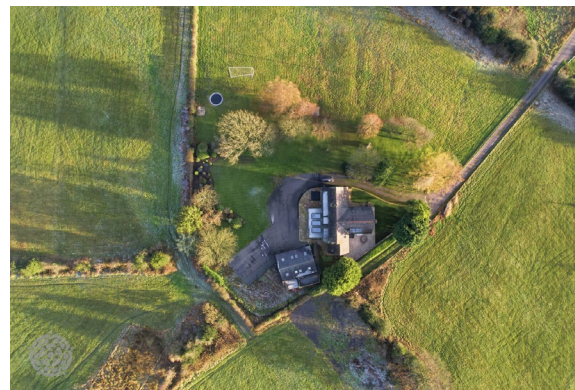
Basic: 8 Mbps

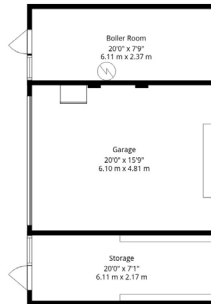
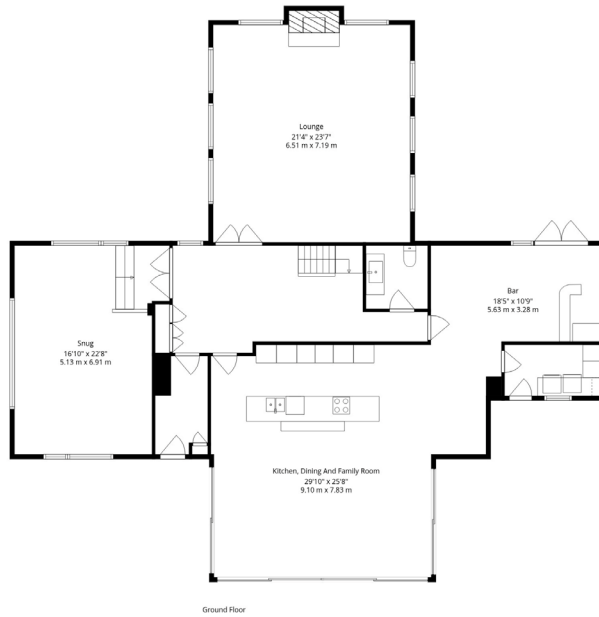
Superfast: 53 Mbps

Satellite/Fibre TV Availability

BT, Sky

EPC Rating - To be confirmed





TOTAL: 4958 sq. ft, 461 m2
 GROUND FLOOR: 2740 sq. ft, 255 m2, FIRST FLOOR: 2218 sq. ft, 206 m2
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m2, LOW CEILING: 156 sq. ft, 14 m2, WALLS: 350 sq. ft, 35 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.