



CHAPEL GARDENS

GREENMOUNT





RURAL RETREAT

Tucked away off the private Hollymount Lane, follow the road round to reach Chapel Gardens, a fantastically designed, modern, stone detached home nestled on the grounds of a convent, which supported the nearby orphanage which is now Hollymount Primary School. Refreshingly rural, yet not remote, enjoy the peace, privacy, security and tranquillity of the countryside setting, just a stone's throw from fields and country walks, yet within convenient reach of civilisation and a full suite of amenities

WELCOME HOME

Pull onto the driveway, where there is ample parking space alongside a detached double garage with electric doors, lighting, electric car charging point and multiple power sockets.

Make your way through the porch, into the large, open entrance hallway, airy and light. Underfoot, Karndean flows throughout the ground floor. A central feature, the solid oak staircase leads to a gallery landing, harmonising with the glass and oak doors throughout.

Ample storage for coats and shoes is available in the deep cloak cupboard to the left (with additional storage available beneath the stairs), whilst guests can freshen up in the bathroom, with WC, vanity unit wash basin, designer heated towel radiator and stone feature wall.





LIGHT FILLED LIVING

Directly across the entrance hall, a part glazed oak door opens to the office, fully fitted with stylish grey furniture comprising cupboards, desk and drawers; a private and peaceful place in which to work from home.



Turning left out of the office, make your way through into the lounge, an elegant room filled with light from a window to the side and French doors opening to the alfresco dining terrace. Sheltered by a vine-dressed pergola bearing edible grapes, where better to sit and relax with a glass of wine?

Cosy and welcoming in wintertime, snuggle up in front of the handsome French limestone fireplace with living flame gas fire and furnished with a grade one flue.

ENTERTAIN WITH EASE

Returning to the entrance hall, continue to explore the many reception rooms at No. 1, Chapel Gardens, a spacious home with an easy flow.

Wine and dine and entertain with ease in the formal dining room, where French doors once again connect seamlessly with the pergola-covered terrace beyond. Spacious and sociable, this room is perfect for special occasions and Sunday lunches.

Across the hall you will find a second sitting room with a feature bay window. A versatile room, having previously served as a games room, it could be ideal as a snug, family room or playroom.



HEART OF THE HOME

Located across the entrance hall, the heart of the home, the RWK German design kitchen from Wilson Fink is modern and contains all the essential electrical goods you might anticipate. Cream cabinetry provides abundant storage in the form of wall and base units and drawers featuring aluminium and brushed steel Neff appliances, including an impressive five-burner gas hob beneath a Siemens extractor, and LED under unit lighting.

Butchers block surfaces provide plenty of preparation space. Glass splashbacks are an elegant touch, with leafy scenes from the window above the designer Blanco sink. There is also a Bosch dishwasher, larder fridge and separate freezer.

Dine sociably at the central island breakfast bar; the perfect place to gather for croissants and coffee.





SEAMLESS FLOW

Seamlessly flowing on from the kitchen, transition through to the utility room, beautifully finished and currently fitted with a full-size wine fridge and with plumbing for a washer dryer. The utility room also houses the new Baxi boiler, just 12 months old, alongside a recently fitted water tank, in the airing cupboard, sized to ensure there is always ample hot water (even if all the family are showering at once). Managed remotely by the Hive app, this home also features an alarm system and CCTV cameras to the front and rear for perfect peace of mind.

SOAK AND SLEEP

Make your way up the oak and iron staircase, the way illuminated by low level lighting. Every element of this home has been thoughtfully and meticulously designed to create the ultimate in modern living.

Turn right from the top of the staircase, and into bedroom two featuring an array of fully fitted wardrobes, desk/dressing table, bedside tables and a glass fronted bookcase. Overlooking the front, enjoy leafy views out over the nearby woodland. Freshen up in the stylish ensuite, with porcelain tiling, large walk-in shower, integrated fitted bathroom furniture including wash basin with waterfall tap and WC.





REFRESH & RELAX

Karndean flooring features once more in the sumptuously sized master bedroom, where an array fully fitted wardrobes, bedside cabinets, and a tallboy chest of drawers provide abundant storage. Brimming with light, this bedroom overlooks where the orphanage once stood.



Refresh and unwind in the ensuite, classically tiled in white, with a walk-in shower fitted with dual rose shower head, alongside a handheld showerhead attachment. Vanity unit storage is found in the wall-mounted wash basin, with a WC and heated towel radiator also featuring.

SWEET DREAMS

Sneak a peek into bedroom three, a large double bedroom with a bank of dramatic modern fitted wardrobes and dressing table, offering views over the front.

Bedroom four, another large double bedroom, currently contains a double bed and offers leafy views out over the rear.

From the landing, there is access by ladder to a fully boarded loft, serviced by power.





BATH, BED & BEYOND

Also located off the landing, refresh and revive in the recently refurbished family bathroom, furnished with an L-shaped bath and shower, integrated furniture, countertop basin and modern mixer tap. Floor to ceiling porcelain tiles feature throughout, alongside a panelled ceiling with downlights and extractor.

Cosy and inviting, bedroom five, a comfortable double, currently contains a single bed with wooden freestanding furniture, highlighting the spaciousness of the room.

GARDEN HAVEN

Outside, enjoy reading a book on the bench at the front or sipping on a glass of wine beneath the covered pergola across the back of the house, dressed in vines bearing edible grapes. Sheltered from the wind and rain, enjoy alfresco dining and barbecues with loved ones on the extensive patio.

"We spend a significant amount of time outdoors barbequing or pizza making with the pizza oven."

A low maintenance garden, established with a combination of tropical plants and grasses, the garden comes alive in spring with a variation of white, reds, pinks, and greens.

Adjacent to No. 1, Chapel Gardens, there is a chapel and an adopted apple orchard, bearing abundant fruit every year.





OUT AND ABOUT

No. 1, Chapel Gardens offers abundant outdoor activities, with numerous public footpaths leading to Hollymount Orchards, Greenmount Golf Course, Hawkshaw, and Redisher Woods. Nearby Kirklees Trail and Two Brooks Valley provide additional walking options.

The area boasts top-performing schools, including Hollymount RC and Greenmount Primary, known for their excellent results in the northwest. St Gabriel's Secondary School and Woodhey High School are also conveniently close.

For dining, Carmelo's, Miller & Carter, The Village Bistro, and local cafes like The Hub Tea Rooms and Charlie Bakes are great choices. Ramsbottom, a short 5-minute drive, features various wine bars, pubs, and restaurants.

Daily needs are easily met with local shops, an excellent butcher in Greenmount, a Coop, beauticians, hairdressers, a pharmacy, and the Greenmount Medical Centre all within a mile.

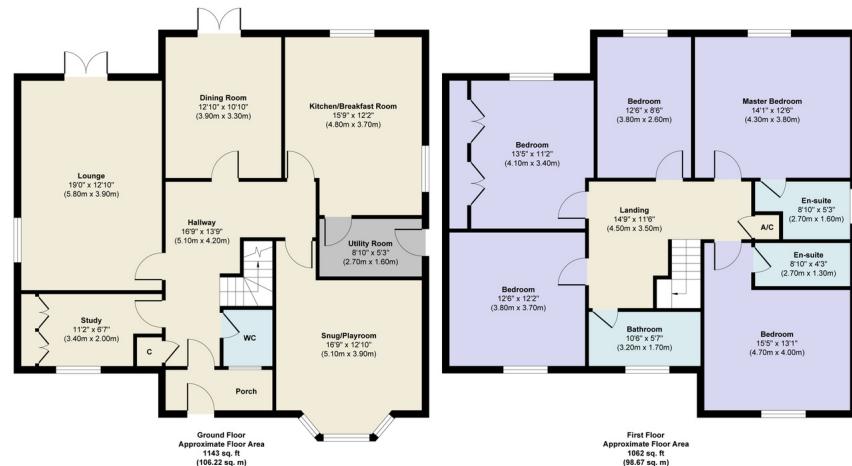
Recreational opportunities abound with Greenmount Golf Course, Greenmount Cricket Club, and Greenmount Park, suitable for children and adults.

Strategically located, No. 1, Chapel Gardens is just 10 minutes from Bury, providing access to the tram system for Greater Manchester connectivity and the M66 Motorway for easy travel to Burnley and Manchester.

So much more than a house, the immaculately finished No. 1, Chapel Gardens, is the embodiment of 'home'.

Tenure -	Freehold
Maintenance Charge -	£
Years Remaining -	TBC
Council Tax Band -	F
EPC Rating -	C

Chapel Gardens, Greenmount, Bury



Approx. Gross Internal Floor Area 2205 sq. ft / 204.89 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	83
(1-20)	G	
Not energy efficient - higher running costs		

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To view Chapel Gardens
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