

Quarlton Old Hall

Ramsbottom Road, Hawkshaw, Bury

Miller Metcalfe
PRESTIGE
SINCE 1891

Grade II Listed Stone Detached Residence with Panoramic Moorland Views
A distinguished Grade II listed stone residence in the heart of Hawkshaw village, enjoying panoramic views across Holcombe Moor and the surrounding countryside.
This impressive detached home combines period charm, character and generously proportioned accommodation, retaining a wealth of original features including exposed beamed ceilings and attractive stone mullion windows.
The property offers four reception rooms, providing versatile living and entertaining space, together with a spacious dining kitchen featuring an Aga cooker, a separate utility room and a guest WC.
To the first floor, there are five double bedrooms, including a bedroom with an en-suite shower room and kitchenette, offering excellent flexibility for guests, extended family or independent living.
Externally, the property benefits from mature lawned gardens, creating an attractive setting in which to enjoy the surrounding rural scenery. Further features include a double garage, two timber-built stables and an additional store, making the property particularly appealing to those seeking equestrian facilities or useful ancillary storage.
A rare opportunity to acquire a characterful period home in a sought-after village setting, combining original architectural features, spacious accommodation and far-reaching views across the Lancashire countryside.







Entrance Hall

The property is entered via a traditional-style front door, opening into a welcoming entrance hallway featuring attractive tiled flooring and a characterful selection of internal latch doors, which add to the home's traditional charm and period appeal.

Reception Rooms

The property boasts a superb collection of traditional reception rooms, each rich in character and charm, with a wealth of original features throughout. The impressive formal lounge provides a wonderful focal point, featuring a striking full-length stone fireplace, beautiful stone-flagged flooring and a mezzanine area, creating a sense of space and grandeur. Leading from the lounge is a separate sitting area, offering a peaceful retreat, ideal for reading, relaxing or simply enjoying the surroundings. Adjoining the main lounge is a charming traditional dining room, showcasing attractive stone mullion windows, exposed beamed ceilings and a characterful feature fireplace, providing an ideal setting for both formal dining and entertaining. The cosy snug offers a more intimate and inviting space, brimming with original features and traditional charm, making it the perfect room to unwind and enjoy a quieter moment.



















Breakfast Kitchen

The charming breakfast kitchen provides a wonderfully cosy and welcoming space, perfectly in keeping with the traditional character of the property. Fitted with a range of traditional wall and base units, the kitchen features a beautiful duck egg blue oil-fired Aga, complemented by an induction hob and integrated double oven. Further features include a sink unit, attractive tiled flooring and an exposed beamed ceiling, all combining to create a kitchen full of warmth, character and timeless appeal. The breakfast area provides the perfect spot for informal dining and everyday family living.

Utility Room and Guest WC

The property further benefits from a spacious and highly practical utility room, providing useful additional workspace and plumbing for a washing machine, together with a generous walk-in storage cupboard offering excellent storage solutions. The guest cloakroom is fitted with a convenient two-piece suite, comprising a wash hand basin and WC.

Master Bedroom

The master bedroom is a particularly spacious and beautifully proportioned room, enjoying lovely far-reaching views to both the front and side of the property. A light and airy space, offering a peaceful and relaxing retreat.









Further Bedrooms

In addition to the master bedroom, the property offers four further generously proportioned bedrooms, all providing excellent space and versatility, ideal for family living, guest accommodation or those requiring additional home office space.

Family Bathroom

The spacious family bathroom is traditionally styled and fitted with a three-piece suite, providing a comfortable and practical space for everyday family use.





Gardens, Grazing Land, Double Garage and 2 Stables

Gardens, Grounds & Equestrian Facilities Occupying an attractive rural setting, the property enjoys approximately 6 acres of grazing land, offering an excellent opportunity for those seeking space for equestrian use, smallholding interests or simply enjoying the surrounding countryside. The grounds are complemented by beautifully maintained lawned gardens, thoughtfully landscaped with established trees, mature shrubs and colourful borders. A charming stone pathway creates an attractive focal point, leading through the gardens and providing a lovely setting for outdoor relaxation and entertaining. Further enhancing the property's appeal is a double attached garage, fitted with an up-and-over door, providing excellent storage and vehicle accommodation. In addition, there are two detached timber stables, ideal for those with equestrian interests. The combination of generous grazing land, attractive gardens and useful outbuildings makes this a particularly appealing rural property, offe













Gated Entrance leading to the Large Driveway

Accessed via an attractive set of double wooden gates, the driveway leads into the grounds and opens onto a charming cobbled driveway, which sweeps gracefully around to provide convenient access to the double garage and two detached timber stables. This creates a lovely sense of arrival while offering ample space for parking and manoeuvring.

Tenure

Freehold

Council Tax

Council Tax Band - G
Annual Council Tax Cost - £4,092

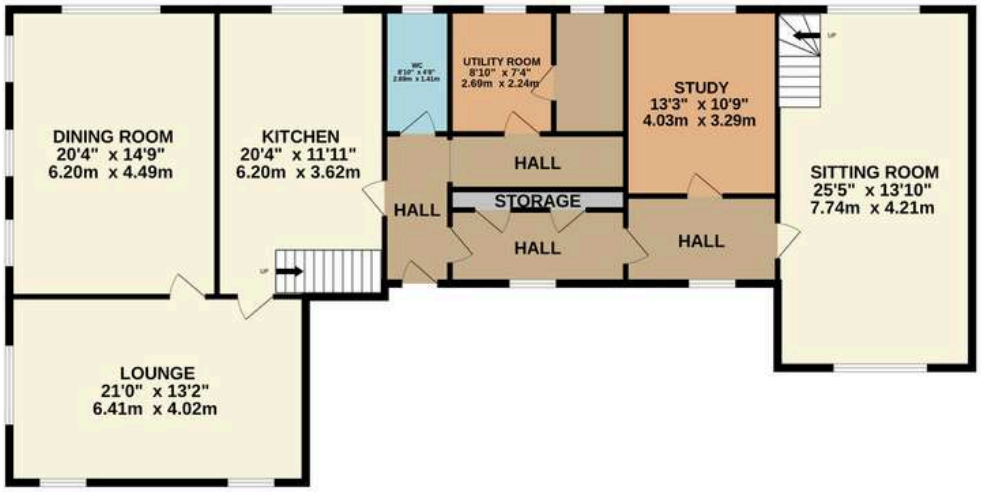
EPC

EPC Rating - TBC





GROUND FLOOR
1710 sq.ft. (158.9 sq.m.) approx.



1ST FLOOR
1542 sq.ft. (143.3 sq.m.) approx.



TOTAL FLOOR AREA : 3252 sq.ft. (302.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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