



Plant Farm, Cross Lane
Holcombe



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PRESTIGE

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Plant Farm, Holcombe – Stunning Grade II Listed Stone Farmhouse

Nestled within the highly sought-after and picturesque village of Holcombe, Plant Farm is a truly exceptional Grade II listed stone farmhouse that has been sympathetically restored and beautifully renovated to an outstanding standard. This charming home perfectly blends characterful period features with stylish contemporary living, creating a warm and elegant family residence.

The property boasts an abundance of original features including exposed stone walls, traditional stone mullion windows, and stunning exposed beamed ceilings, all of which enhance the farmhouse's timeless charm.

The accommodation briefly comprises a welcoming open-plan dining room which flows seamlessly into the stunning breakfast kitchen, forming the heart of the home and an ideal space for both everyday living and entertaining. The dining room features a wood-burning stove and a gorgeous bespoke window seat perfectly positioned to enjoy the delightful views.

The beautifully designed open-plan breakfast kitchen has been newly installed and is fitted with a wealth of high-quality Bosch appliances, combining practicality with style. A useful utility room sits just off the kitchen and includes an enclosed bespoke coffee station, adding a thoughtful touch of luxury to everyday living.

Stairs lead down to a versatile study/craft room, ideal for home working or hobbies. The ground floor also benefits from a guest WC/cloakroom and a gorgeous lounge, again featuring a wood-burning stove and characterful mullion windows overlooking the garden.

To the first floor, a charming landing with a cosy reading nook and excellent built-in storage leads to four well-proportioned double bedrooms. The principal bedroom enjoys an incredible newly fitted en-suite, finished to a superb standard. A beautifully appointed four-piece family bathroom suite completes the accommodation.

Externally, the property continues to impress with a double garage, a detached outbuilding, and a driveway providing ample parking to the front and side. The home is surrounded by mature gardens to three sides, offering privacy and a wonderful setting for outdoor relaxation and entertaining.

Plant Farm represents a rare opportunity to acquire a stunning period farmhouse in a desirable rural location, finished to an exceptional standard throughout.

Viewing is highly recommended to fully appreciate the character, quality and setting of this beautiful home.



Boot Room & Guest WC/Cloaks

A side entrance opens into a charming and highly practical boot room, offering generous space and attractive feature flooring—ideal for everyday family living. From here, a stylish feature door leads to the guest WC/cloakroom, beautifully appointed with a contemporary two-piece white suite and striking tiled flooring.

Reception Rooms

Step through the original entrance door into a beautifully presented dining room, featuring a bespoke window seat set within a charming stone mullion window—perfect for relaxing and enjoying the view. A striking wood-burning stove with a feature surround and subtle backlit lighting creates a warm focal point. The dining room flows into an elegant lounge, showcasing original stone mullion windows to the front, side, and rear, a wood-burning stove, and original Victorian cast-iron radiators.





Breakfast Kitchen & Utility Area

The dining room opens into a newly fitted bespoke breakfast kitchen, thoughtfully designed to complement the character of this stunning home. The kitchen offers generous storage and modern appliances, including a Bosch wine chiller and integrated dishwasher, a Rangemaster multi-fuel range cooker, double Belfast sink, and underfloor heating. A conveniently positioned utility area provides integrated washer and dryer facilities, while a charming bespoke coffee and tea station with handcrafted wooden shelving adds a stylish finishing touch.

Craft & Hobby Room

A versatile creative studio provides the perfect space for hobbies, crafts, or a home office.

Landing & Reading Nook

A striking feature staircase with elegant runner leads to the first-floor landing, where a charming reading nook enjoys a feature window overlooking the rear. Bespoke built-in storage provides practical and stylish additional space, ideal for family living.





Master Bedroom With Ensuite

The master bedroom enjoys a truly stunning outlook across open countryside, offering a peaceful and picturesque retreat.

The simply stunning ensuite bathroom has been thoughtfully designed and comprises a freestanding bath positioned to take full advantage of the outstanding front-facing views, a bespoke vanity sink unit, low-level WC, and feature tiled flooring. The space is beautifully finished with plantation shutters to the window, adding both style and privacy.





Further Bedrooms

The property further benefits from three additional double bedrooms, all of which are tastefully decorated, offering comfortable and stylish accommodation throughout.



Family Bathroom

A truly stunning contemporary bathroom, beautifully styled to an exceptional standard. This impressive space comprises a freestanding bath, a sleek tiled shower cubicle with mixer shower, and a stylish vanity wash hand basin. Finished with feature tiled flooring and complemented by two windows that flood the room with natural light, both elegantly dressed with plantation shutters.



Driveway, Detached Garage & Detached Outbuilding

The driveway from Lumb Carr Road leads to the side of the property, providing ample off-road parking, along with a detached double garage featuring sliding front doors and useful overhead storage accessed via a ladder. There is a stone built detached outbuilding with power and light. This building could be utilised for many purposes.

Grounds

The property is surrounded on three sides by mature, lawned gardens, beautifully stocked with established trees, plants and shrubs. The rear garden also features a charming summer house, pergola, and paved patio areas—perfect for outdoor relaxation and entertaining.





Tenure

Freehold

Local Authority And Council Tax

Local Authority – Bury, Council Tax Band G

Flood Risk

Very low

Mobile Coverage And Broadband

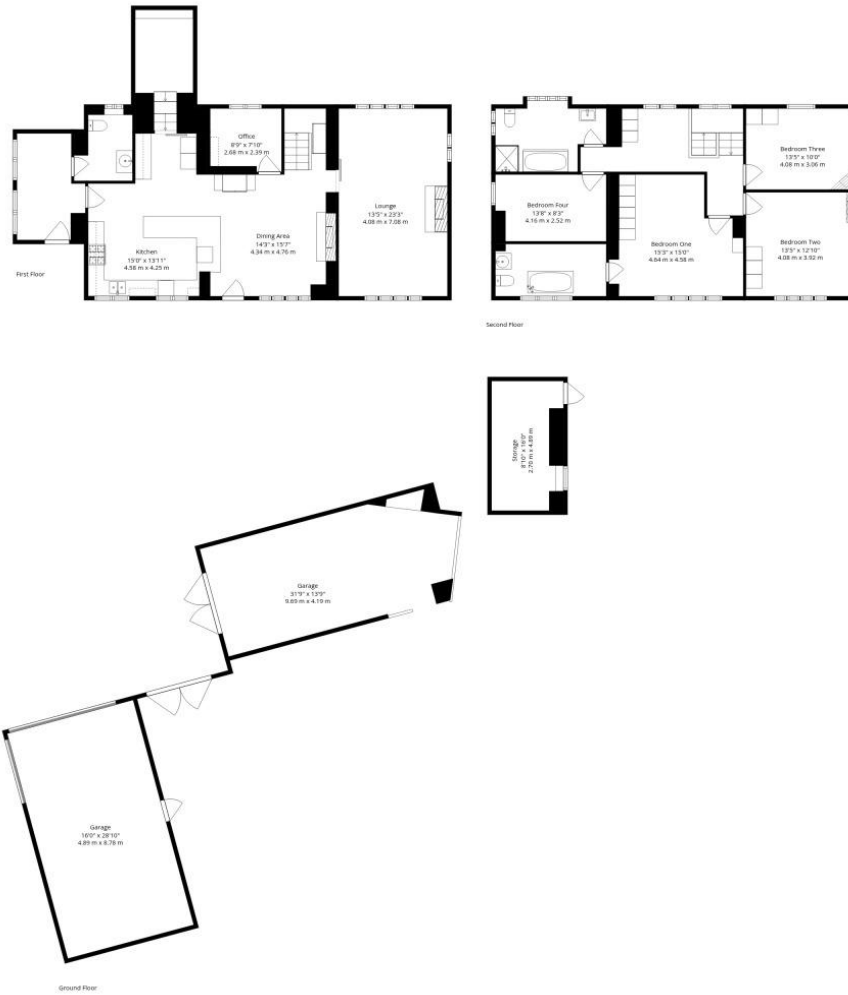
Mobile coverage
EE, Vodafone, Three, O2

Broadband
Basic -15 Mbps
Superfast-49 Mbps
Ultrafast- 1000 Mbps

Satellite / Fibre TV Availability
BT
Sky

EPC Rating - D





TOTAL: 3281 sq. ft, 305 m2
GROUND FLOOR: 1019 sq. ft, 95 m2, FIRST FLOOR: 1229 sq. ft, 114 m2, SECOND FLOOR: 1033 sq. ft, 96 m2
EXCLUDED AREAS: WALLS: 264 sq. ft, 24 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%.



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