

Two Brooks Lane

HAWKSHAW



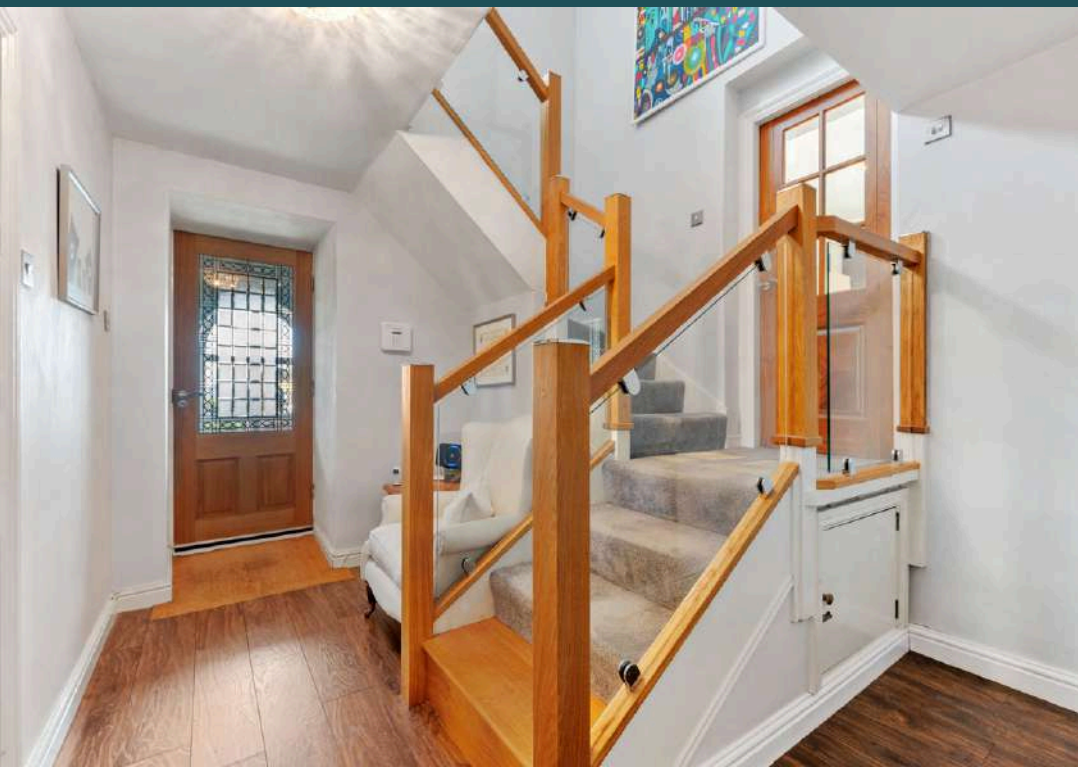


Turton House, Two Brooks Lane, Hawkshaw

With unrivalled views over Two Brooks Valley and Holcombe Hill and a serene stream-side setting, Turton House offers spacious living, glorious gardens and outstanding entertaining potential, in the peaceful village of Hawkshaw.

Sweeping up from Two Brooks Lane, ample parking for three cars is available at the front of Turton House. Step inside, where the front door opens into a welcoming porch, tiled in York stone and bathed in natural light from a large arched window framing verdant views over the garden and Hawkshaw countryside. A converted barn, No. 5, Turton House retains its thick, solid walls, providing warmth in winter and a cool retreat in summer.

Beyond the front door, a solid oak door leads into the entrance hall, where wooden flooring extends underfoot and a contemporary glass and oak staircase ascends to the first-floor landing.



Relax & Unwind

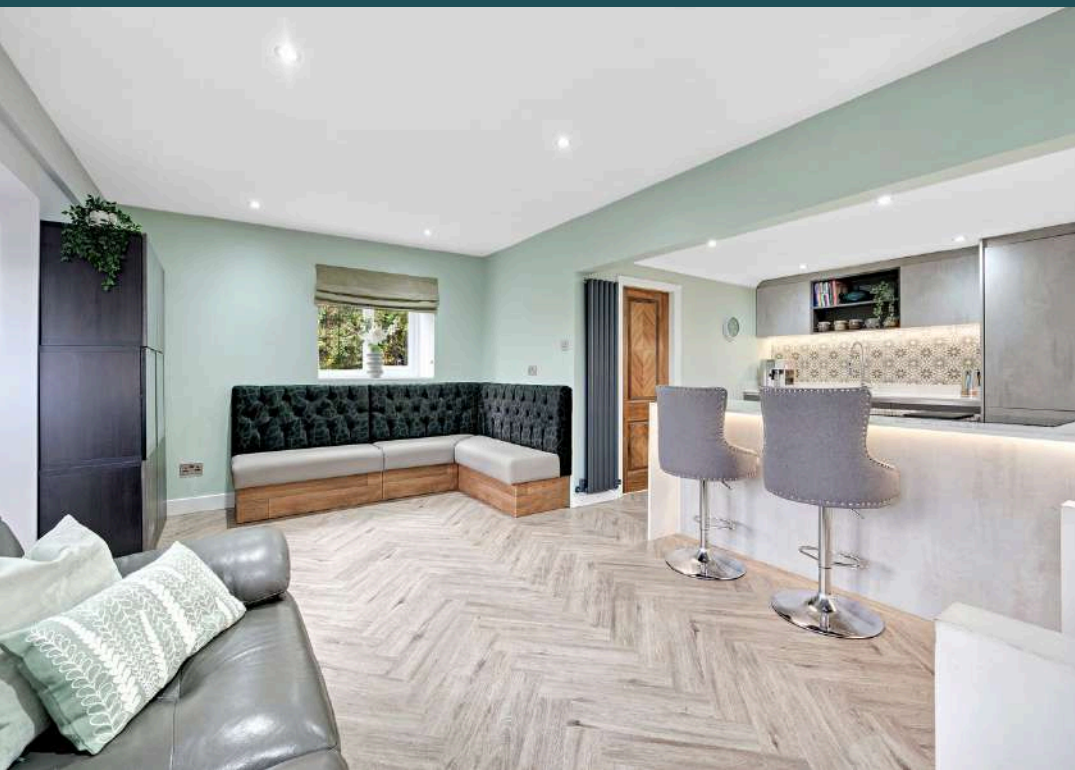
To the right, double oak doors open into the bright and airy lounge. Wooden flooring flows throughout, while French doors invite fresh air and effortless access to the garden in the summer months. Plantation shutters frame the windows, adding privacy and style. Spacious and inviting, with feature wallpaper, this is the perfect space to relax and unwind.



Practical Spaces

Refresh in the fully tiled cloakroom, equipped with a wash basin and WC, before exploring the utility room, which offers plumbing for a washing machine and tumble dryer, along with ample storage for laundry essentials.





Feast Your Eyes

From the entrance hall, ascend the stairs to the first turn, where a door opens into the family kitchen-dining room. Bright and welcoming, the space features herringbone effect flooring and far-reaching views over the front garden and beyond. A stable door provides instant access to the elevated decking, a sunlit retreat with breathtaking views. The brand new well-equipped kitchen includes an integrated Neff fridge-freezer, Bosch dishwasher and wine fridge, quartz worktops with a 1.5 sink, Samsung SmartThings ovens with warming drawer and a Samsung induction hob with integrated extraction. A breakfast bar offers casual seating, while the dining area with booth seating, is ideal for entertaining.

And So To Bed...

From this space is a store room, formerly the garage, brimming with potential. Continuing up the staircase, the contemporary décor is evident throughout, with feature wallpaper, plush carpeting, and modern radiators in a soft dove-grey palette. Double oak doors lead into a generously sized bedroom, where wooden flooring extends underfoot and light floods in through large windows on two sides, framing woodland and countryside views.

Back on the landing, the family bathroom serves as a luxurious retreat, featuring dark grey sparkling tiling, a centrally filling deep bath with a retractable shower wand, a separate shower, a wash basin with vanity storage and a WC. Heated towel rails and alcove shelving provide convenient storage for linens and toiletries.





Soak & Sleep

From the bathroom, five steps lead to the principal bedroom, where wooden flooring meets fitted wardrobes and a dressing table. Designed for ultimate comfort, the room easily accommodates a super king-size bed, while dual-aspect windows capture the surrounding countryside. The ensuite is elegantly finished with earthy-toned glossy tiling, a two-drawer wooden vanity unit with a wash basin, a WC, and a shower, complemented by a heated towel radiator.

Opposite, a fresh and contemporary bedroom features white wood laminate flooring underfoot. Currently serving as a home office and dressing room, this space also offers room for a double bed and wardrobes. Above, a hatch with a drop-down loft ladder leads to the attic, providing additional storage.

Returning to the main staircase, continue to the upper floor landing. To the left, a spacious bedroom currently serves as both a sleeping area and an office, offering ample room for a double bed and additional storage.

Next door, another great sized bedroom, adorned with monochrome floral wallpaper on the feature wall, provides scenic views over the garden, rolling countryside and out to Holcombe Hill. Step through into the adjoining dressing room, where a high, vaulted ceiling enhances the sense of space, and built-in wardrobes provide extensive storage.





Outdoor Entertaining

The outdoor spaces at Turton House are designed for relaxation and entertainment. A decking area outside the kitchen offers the perfect spot for alfresco dining. Large, lush lawns extend to both the front and rear, providing open green spaces to enjoy. An elevated terrace at the rear serves as a peaceful vantage point, ideal for watching the world go by, whilst a gravel footpath winds through the gardens, meandering across the croquet lawn, adding a touch of leisurely charm.

Spend hazy summer days with family and friends as the sun sets, where to the rear, a converted cabin serves as a self-contained annexe, complete with tiled flooring, a kitchenette, a living-dining space and a pull-out sofa bed, the entire space warmed by a cosy log-burning stove.

Another outbuilding serves as a games room with room to relax and entertain, featuring a darts area and a bar, ideal for social gatherings. Behind a pergola shelters a luxurious hot tub, creating the perfect retreat for unwinding in nature.

At the bottom of the garden, a gentle stream flows through, a haven for wildlife and nature. The land continues beyond.

A rare gem, blending modern comfort, entertaining potential, expansive rooms and scenic outdoor retreats, No. 5, Turton House is a home that truly connects with nature at every turn.





Out & About

Soak up the scenery and embrace the rolling countryside that surrounds this beautifully situated home, where village charm meets outdoor adventure. Just moments from your doorstep, enjoy peaceful walks through Two Brooks Valley or wander through Hollymount Orchards, rich in colour and life throughout the seasons. Take a scenic amble to the woodland trails of Redisher Woods, where ancient trees meet tranquil streams, or head uphill to Hawkshaw and the dramatic landscapes of Holcombe Hill, crowned by the iconic Peel Tower.

After a day outdoors, reward yourself at one of the local favourites. Just a short stroll up the lane, you'll find the ever-popular Waggon and Horses, known for its warm atmosphere and traditional pub menu—ideal for a relaxed weekend meal or a post-walk drink. Just a little further is The Red Lion, a welcoming JW Lees pub beloved by locals and visitors alike.

For those with a passion for sport, you're well placed. Hawkshaw Tennis Club lies within walking distance along Two Brooks Lane, while Greenmount Golf Club and Cricket Club are a short drive away, offering excellent facilities and a strong community spirit.

This area is particularly well suited to families, offering access to some of the region's highest performing schools. St Mary's Church of England Primary School is nearby, while Hollymount RC Primary School and Greenmount Primary School—both rated highly—are just a short drive. For older pupils, Woodhey High School and St Gabriel's Secondary School provide excellent secondary education options and consistently strong results.

Daily life is made simple thanks to a variety of convenient shops and services nearby. In Greenmount and Holcombe Brook you'll find a superb butcher offering not only quality meats but freshly prepared meals and pantry essentials. There are two Co-op shops, beauticians, hairdressers, pharmacy, and the well-regarded Greenmount Medical Centre, all within a mile, ensuring you're well looked after.

Despite the peaceful, rural setting, this location is far from remote. Bury town centre is just a 15-minute drive away, where you can access the Metrolink tram system, connecting you swiftly to Manchester and across Greater Manchester. For those needing road links, the M66 motorway is easily reached, providing excellent access to Manchester, Bolton, Burnley, and beyond.



The Finer Details

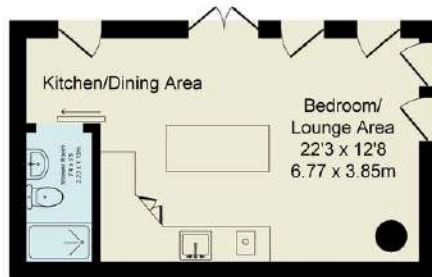
- Beautiful Five Bedroom Barn Conversion
- Historical Features Blended Seamlessly with Modern Décor
- Brand New High Specification Kitchen
- Principal Bedroom with Modern Ensuite
- Extensive Private Gardens with Countryside Views
- Garden Room - Self-Contained with Kitchen and Purevision Log Burner
- Garden Bar with Entertaining Area
- Excellent Local Amenities, Schools and Commuter Links Nearby
- Luxury Living in Hawkshaw
- Bury Council Tax Band F
- Freehold

Total Approx. Floor Area 2384 Sq.ft. (221.5 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.

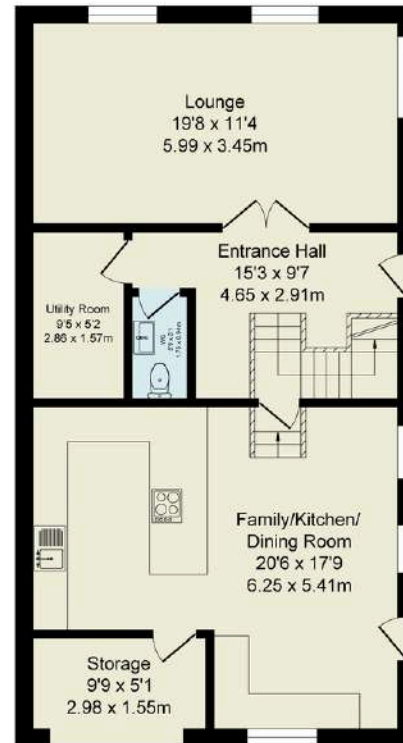


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



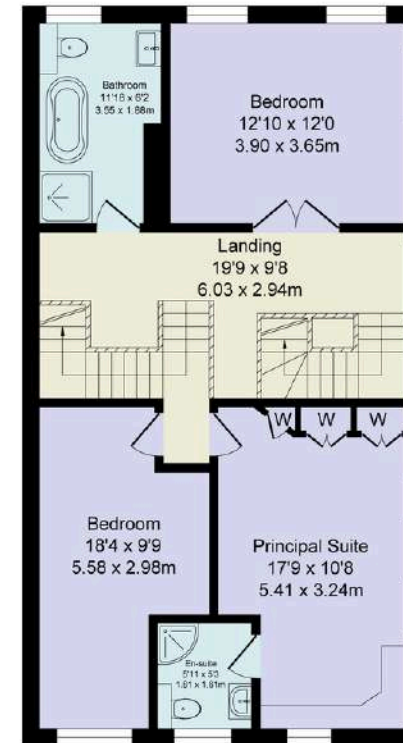
Outbuilding

Approx. Floor Area 280 Sq.Ft (26.0 Sq.M.)



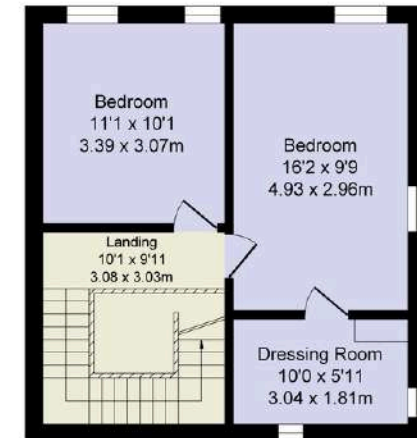
Ground Floor

Approx. Floor Area 819 Sq.Ft (76.1 Sq.M.)



First Floor

Approx. Floor Area 819 Sq.Ft (76.1 Sq.M.)



Second Floor

Approx. Floor Area 466 Sq.Ft (43.3 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

To view Two Brooks Lane,
Call 01204 773556 or email sales@wainwrightshomes.com