

TURTON HOUSE

HAWKSHAW

A different outlook on life

Set within a small rural hamlet in Hawkshaw, Turton House is a distinctive five-bedroom semi-detached barn conversion where contemporary living meets the character of its agricultural past, all against a backdrop of woodland, open countryside and views across the surrounding landscape. Approached along a country lane and forming part of a collection of just four neighbouring homes, the property enjoys a setting that feels wonderfully removed from the pace of everyday life. The surrounding woodland, neighbouring fields and abundance of wildlife create a natural environment that changes with the seasons, with deer regularly spotted nearby and birdsong providing much of the soundtrack to life here.

The character of Turton House is rooted in its agricultural origins, where substantial stone walls and the building's original proportions provide a sense of permanence and history. This character is evident from the moment you arrive, with traditional stone flooring and a large arched window framing views towards the neighbouring fields. Inside, a bespoke staircase with glass balustrading brings a contemporary contrast to the older structure, reflecting the way the property has evolved to accommodate modern family life. Yet there is more to discover beyond the main house. A substantial detached garden cabin provides an entirely separate space for entertaining, relaxing or spending time with friends. Together with an outdoor hot tub, decked terraces and the surrounding views, it creates a home where life outside is every bit as appealing as the accommodation within.





The place everyone gathers

At the centre of the home is an open-plan kitchen and dining room, bringing together contemporary design, carefully chosen appliances and a layout that makes everyday family life and entertaining feel equally natural. The kitchen has been comprehensively redesigned, with contemporary cabinetry, generous work surfaces and a substantial central island creating a space that feels both practical and sociable. Commercial-grade herringbone LVT flooring brings warmth and texture to the interiors, complementing the character of the original barn. The island incorporates a high-specification Samsung induction hob, allowing cooking to become part of the conversation when family and friends gather.









A considered selection of integrated appliances includes two Samsung SmartThings cooking appliances, with a combination microwave oven, warming drawer, double oven and air-fryer functionality, alongside a NEFF fridge freezer. Together, they provide the flexibility for everything from quick weekday meals to more elaborate occasions.

One of the most appealing additions is the bespoke, made-to-measure dining booth, designed specifically for the room. It creates a natural place to settle in for breakfast, enjoy an informal meal or spend time together at the end of the day, giving the dining area its own identity within the larger space. Accessed directly from the kitchen, a generous integral storage area provides valuable additional space for keeping household essentials organised and the main living areas clutter-free.



Room to come together

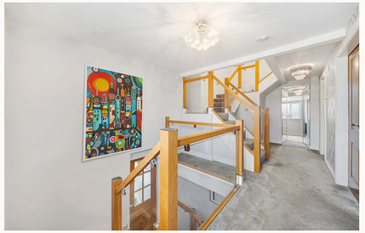


The separate lounge offers a change of atmosphere from the open-plan kitchen, providing a comfortable space to relax, watch television or enjoy quieter evenings. Its position within the stepped-down layout gives the room a sense of separation from the busier parts of the house, while glazed doors frame views across the surrounding countryside, keeping the landscape very much a part of everyday life.

The substantial proportions of the original building remain evident, while the continuation of the herringbone flooring brings a contemporary finish to the space. It is a room that feels both comfortable and connected to its surroundings, with the changing countryside outlook providing a backdrop to quieter moments at home. A ground-floor WC and utility room add practicality to the layout.









Space to make your own

The bedroom accommodation continues the impressive proportions found throughout the home. The master bedroom is particularly substantial, creating a private retreat with ample space for generous bedroom furniture and a separate seating area if desired. A dedicated dressing room provides useful storage away from the sleeping area, while the adjoining en suite and bathroom accommodation create a suite with a genuine sense of independence. The arrangement allows the master bedroom to feel separate from the busier parts of the house, with everything needed conveniently close at hand.









Two further generously sized bedrooms share this level, both offering comfortable accommodation with plenty of room to adapt to different needs. One is currently arranged as a bedroom, while the other has been thoughtfully utilised as a dressing room and home office, demonstrating the flexibility available for family life.

The contemporary family bathroom features a separate bath and walk-in shower, with clean white finishes and practical storage. A generous landing and additional fitted storage complete this floor.

The second floor brings another dimension to the accommodation, with two further bedrooms and a separate dressing room arranged around the upper landing. A striking arched window takes centre stage in the main bedroom on this floor, framing views across the surrounding fields and allowing natural light to fill the space. Generous proportions, warm timber flooring and a softly curved ceiling add to the character of the room, creating a comfortable place to unwind. An adjoining dressing room provides a dedicated space for clothing and storage, with a roof window bringing in additional daylight.







More than just a garden room

One of the most distinctive features of Turton House is the substantial detached cabin, which introduces an entirely different dimension to the way the property can be enjoyed. Positioned within the grounds, the cabin has been created as a dedicated space for entertaining and relaxing, with its own kitchen, lounge and a substantial log burner that brings warmth and atmosphere during the colder months.

It is easy to imagine spending an evening here with friends, the fire lit and food and drinks close at hand, without needing to return to the main house. Equally, it provides a place for family gatherings, celebrations or simply enjoying a change of surroundings at the weekend. The cabin also offers flexibility for those working from home, pursuing hobbies or looking for somewhere to spend time away from the main living accommodation.











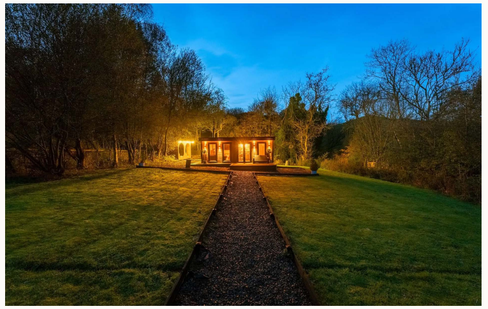
A garden made for living

The outdoor spaces have been thoughtfully landscaped to make the most of the property's rural surroundings, bringing together decked seating areas, places to entertain and views across Hawkshaw and the neighbouring countryside. To the front, a composite deck provides a place to sit outside and enjoy the outlook. Whether it is a morning coffee, a quiet afternoon with a book or an evening spent watching the changing light across the landscape, the setting encourages time outdoors. Elsewhere, composite decking creates a further entertaining area, with a hot tub providing somewhere to unwind after a busy day or spend a relaxed evening with friends.





Beyond the landscaped areas, the surrounding fields and established woodland provide a natural backdrop. The nearby woodland is designated as a Site of Biological Importance, adding ecological interest to the setting. Historically associated with a nineteenth-century bleaching works, the area has since developed into an established wooded landscape. Off-road parking for several vehicles provides added convenience for everyday family life and visiting guests.





In the neighbourhood

Hawkshaw is an established village surrounded by attractive countryside, offering a rural setting while remaining connected to the neighbouring communities of Holcombe Brook, Ramsbottom and Bury. With its traditional stone properties, country lanes and surrounding fields, the village has a character that lends itself to a more relaxed pace of life. Public footpaths and countryside routes are accessible close to the property, making it easy to enjoy a morning walk, head out with the dog or explore the surrounding landscape. Local tennis facilities further along Two Brooks Lane provide another opportunity to enjoy time outdoors.

Nearby Holcombe Brook and Tottington offer a choice of everyday amenities, while Ramsbottom has a lively market-town atmosphere with independent shops, boutiques, cafés, restaurants and bars. Its established food scene and mixture of independent businesses make it an enjoyable destination for a leisurely weekend morning, lunch with friends or an evening out.

For those who enjoy exploring further afield, Holcombe Hill, home to the historic Peel Monument, and the wider West Pennine Moors offer an extensive network of walking and cycling routes with far-reaching views. Burrs Country Park provides another setting for family outings and riverside walks, while the Irwell Sculpture Trail offers opportunities to discover more of the area's landscape and heritage.

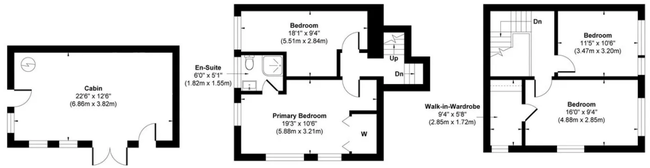
Bury town centre provides a broader choice of shopping, dining and leisure facilities, including its well-known market, while Bolton is also within reach for work, education and everyday amenities.

Hawkshaw provides road connections towards Bury, Bolton and Ramsbottom, with the wider road network offering access to the M66 and M60 motorways for journeys into Manchester and beyond. Bury Interchange offers Metrolink services into Manchester alongside bus connections serving the wider area.

Families have a choice of educational facilities in Hawkshaw and the surrounding communities. St Mary's Church of England Primary School is located within the village, with further primary options available in Holcombe Brook, Tottington and Ramsbottom.

For secondary education, Woodhey High School in Ramsbottom, Tottington High School and The Elton High School in Bury are among the established options in the wider area. Independent education is also available at Bury Grammar School, alongside further options in Bolton and the surrounding area.





Outbuilding
282 sq.ft. (26.21 sq.m.) approx.

Third floor
425 sq.ft. (39.45 sq.m.) approx.

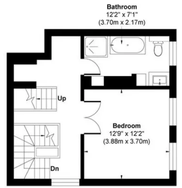
Fourth floor
402 sq.ft. (37.31 sq.m.) approx.



Ground floor
507 sq.ft. (47.11 sq.m.) approx.



First floor
408 sq.ft. (37.89 sq.m.) approx.



Second floor
432 sq.ft. (40.11 sq.m.) approx.

Gross internal floor area: 2456 sq.ft. (228.08 sq.m.) approx. (Including outbuilding)

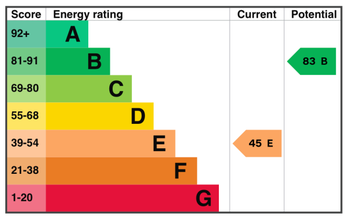
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Distinctive five-bedroom semi-detached barn conversion set within a small hamlet of just four neighbouring homes
- Beautiful rural setting surrounded by woodland and open countryside, with far-reaching views and an abundance of wildlife
- Traditional stone architecture complemented by contemporary interiors, bespoke glass staircase and commercial-grade herringbone flooring
- Contemporary open-plan kitchen and dining area with central island, premium Samsung appliances, NEFF fridge freezer and bespoke dining booth
- Generous living room with glazed doors framing views across the surrounding countryside
- Five generously proportioned bedrooms arranged across two floors, offering flexible accommodation for growing families, older children and visiting guests
- Substantial detached garden cabin with a kitchen, lounge and log burner
- Substantial roofing improvements to the central section of the property, alongside upgraded gardens and outdoor entertaining areas
- Approached along a woodland lane, with off-road parking for multiple vehicles
- Peaceful Hawkshaw location with countryside walks from the doorstep and convenient access to Ramsbottom, Bury, local schools and transport links

Disclaimer

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.





TURTON HOUSE

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Watch the video

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