



Broomses Farm
Castle Hill Road, Bury BL9 6UW
ASKING PRICE £1,200,000

Adamsons Barton Kendal are privileged to present this quite fabulous four-bedroom detached residence, occupying approximately three-quarters of an acre of beautifully landscaped gardens and enjoying breathtaking panoramic views across Bury and beyond.

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Tucked away in a secluded setting, approached via well-formed country lanes and adjoining Walmersley Golf Course, this exceptional home offers an enviable combination of privacy, tranquillity and convenience.

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A truly outstanding feature of the property is the magnificent indoor swimming pool, enclosed within an elegant glazed conservatory-style structure. Flooded with natural light throughout the day, this spectacular space provides a luxurious year-round leisure retreat while perfectly framing the stunning views across the surrounding landscape.

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The beautifully maintained gardens extend to approximately three-quarters of an acre and offer an exceptional blend of privacy, elegance and outdoor living. Mature trees, well-stocked borders and expansive lawns create a picturesque setting, with far-reaching views enhancing the feeling of peace and exclusivity. It is a wonderful environment for both relaxation and entertaining.

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Internally, the accommodation is equally impressive. A superb principal lounge exudes warmth, charm and character, complemented by three further reception rooms, a well-appointed kitchen, utility room and shower room. To the first floor are four generously proportioned bedrooms, a mezzanine study area and a family bathroom.

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Offered for sale with vacant possession and competitively priced, this is a rare opportunity to acquire a truly outstanding family home in one of the area's most desirable locations. Early viewing is strongly recommended to fully appreciate the quality, setting and calibre of the accommodation on offer.

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Ground Floor

ENTRANCE PORCH

LOUNGE - 11.6 x 6.2 metres plus 1.8 x 3.7 metres

A wonderful, spacious entertainment area with stunning character beamed ceiling, bar area, double glazed patio doors leading out to the rear gardens, spindle staircase to first floor

CONSERVATORY - 9.1 x 3.5 metres

WC - low level wc and wash hand basin

SWIMMING POOL AREA - with elegant glazed 'conservatory style' covering

Second LOUNGE - 3.9 x 5.8 metres

Character beamed ceiling and stunning views to the rear, feature fireplace

DINING ROOM - 3.7 x 3.6 metres

Character beamed ceiling, laminate floor and stunning views to the rear

STUDY - 1.3 x 2.5 metres

KITCHEN - 4.6 x 4.4 metres

1 ½ bowl sink unit, range of wall and base units with complementary work surfaces, traditional style Aga cooker, built in oven

UTILITY AREA - 2.5 x 2.4 metres

Single drainer sink unit, cloaks cupboard

SHOWER ROOM - 2.5 x 2.3 metres

Shower cubicle, low level wc, wash hand basin, tiled floor

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First Floor

LANDING

Mezzanine STUDY AREA - 6.2 x 3.3 metres

Overlooking the main lounge

BEDROOM ONE - 4.5 x 3.7 metres

BEDROOM TWO - 4.6 x 3.5 metres

Built in cupboard

BEDROOM THREE - 4.0 x 3.7 metres

BEDROOM FOUR - 5.0 x 3.9 metres reducing to 2.7 metres

Family BATHROOM - 2.5 x 2.6 metres

Shower cubicle, low level wc, wash hand basin, bidet - matching suite in white

Externally

The property is set in approximately $\frac{3}{4}$ of an acre of landscaped gardens, enjoying quite fabulous panoramic views to the rear. The gardens have been well maintained and there is an outside office / garden room.

The property is accessed off a well formed country lane, via Castle Hill Road, Bury and on entering the gated access, there is ample parking and an attached garage.

Services

- Mains electricity
- Mains gas
- Septic tank for drainage
- Private water supply which passes through a purification unit

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Tenure

We understand the property is held Freehold, free from any encumbrances

Council Tax Band

We understand that the property is assessed within Band G

Energy Performance Cert

To be confirmed



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