



*Bassfield*  
Manchester Road, Walmersley



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

## Unique Stone Barn Conversion with Detached Bungalow, Extensive Equestrian Facilities & Stunning Views of Holcombe Hill

A truly exceptional and rarely available stone barn conversion offering spacious and versatile split-level accommodation, set behind gated entrances in a highly desirable location close to the M66 motorway, with beautiful views towards Holcombe Hill.

The main residence is generously proportioned throughout and includes an entrance hallway, large lounge, formal dining room, and a light and airy conservatory, ideal for enjoying the outlook over the grounds. The heart of the home is the open-plan dining kitchen, complete with a separate utility room, offering a superb layout for modern family living and entertaining. There are three double bedrooms, including a superb principal suite, along with a separate dressing room/study. The property further benefits from two en-suites, a family bathroom, and an additional separate WC, providing excellent flexibility for family and guests.

Within the grounds sits a detached stone bungalow, included within the sale, offering significant renovation potential. The bungalow comprises a lounge, kitchen, utility room, three bedrooms, and space for two en-suites, making it an outstanding opportunity for multi-generational living, guest accommodation, or development potential (subject to the necessary planning permissions). Externally, the property is accessed via two separate gated entrances: one leading to the barn conversion, and the other providing access to extensive land including two large paddocks, a detached stable block, and three additional garages/outbuildings. The grounds are ideally suited for equestrian use, smallholding, or those seeking extensive outdoor space and versatility.

This is a rare opportunity to acquire a substantial and adaptable country property in a superb location, combining character, land, and exceptional potential.



## Entrance Hall

Traditional double front door leads into the entrance hallway with dual staircase leading to lower ground and first floor.

## Reception Rooms

A beautifully presented and generously proportioned dining room benefits from four double-glazed windows, flooding the space with natural light and creating a bright, airy atmosphere ideal for both everyday living and entertaining. Attractive feature stone steps lead up to the spacious lounge, where a striking floor-to-ceiling feature window provides an abundance of light and creates an impressive focal point. This welcoming room offers the perfect setting for growing families to relax and unwind. Leading directly from the lounge, sliding double-glazed doors open into a large conservatory. Exceptionally spacious, light and airy, the conservatory provides a versatile additional living area with pleasant views over the side of the property, making it an ideal space for relaxing, entertaining guests, or enjoying the outlook throughout the year.





## *Breakfast Kitchen & Utility Room*

The well-appointed breakfast kitchen is fitted with an extensive range of wall and base units, providing excellent storage and workspace. Integrated appliances include a Stoves double oven, induction hob, two integrated freezers, and an integrated fridge, creating a stylish and functional environment for modern family living. A 1.5 bowl sink unit, under-cabinet and display lighting, together with attractive tiled flooring, complete this impressive space. A door leads through to the practical utility room, which offers additional wall and base units, a stainless steel sink unit, and plumbing for a washing machine, providing a convenient and dedicated area for laundry and household tasks.





## Master Bedroom with Ensuite WC and Shower Room

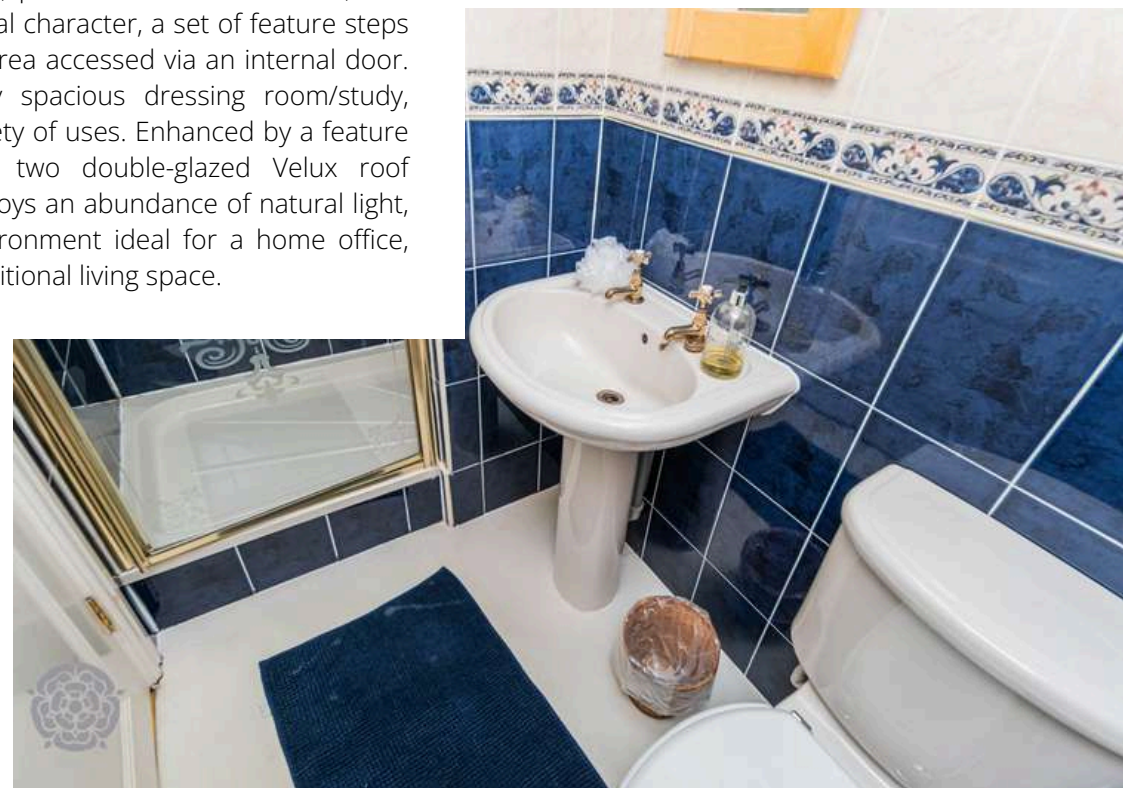
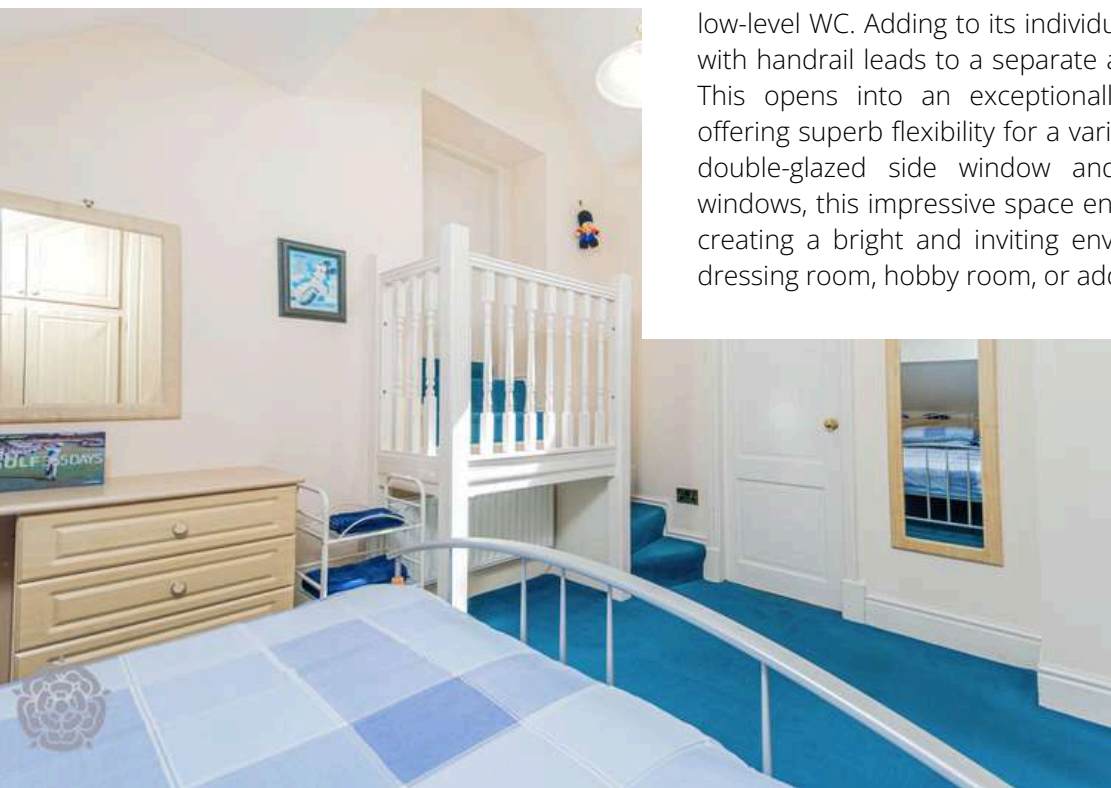
The spacious principal bedroom is beautifully appointed with a comprehensive range of fitted furniture, including built-in wardrobes, dressing tables, and drawers, providing an abundance of storage while maximising the available space. This impressive room offers a comfortable and relaxing retreat. The bedroom benefits from a private WC, fitted with a low-level WC and pedestal wash hand basin, complemented by partially tiled walls. In addition, there is a separate en-suite shower room featuring a white two-piece suite comprising a pedestal wash hand basin and a tiled shower cubicle with mixer shower, creating a practical and convenient arrangement for everyday living.





## *Bedroom 2 with Ensuite Dressing Room/Study*

The second bedroom is a truly unique and versatile space, offering a generous double bedroom area complemented by a range of modern fitted wardrobes to one wall, together with matching drawer units, providing excellent storage solutions. The room also benefits from a stylish three-piece en-suite shower room, comprising a tiled shower cubicle with mixer shower, pedestal wash hand basin, and low-level WC. Adding to its individual character, a set of feature steps with handrail leads to a separate area accessed via an internal door. This opens into an exceptionally spacious dressing room/study, offering superb flexibility for a variety of uses. Enhanced by a feature double-glazed side window and two double-glazed Velux roof windows, this impressive space enjoys an abundance of natural light, creating a bright and inviting environment ideal for a home office, dressing room, hobby room, or additional living space.





## Bedroom 3

The third bedroom is thoughtfully designed with an extensive range of modern fitted wardrobes to two walls, complemented by a matching fitted bed area, creating a stylish and highly functional space with excellent built-in storage. A double-glazed Velux window to the front elevation allows plenty of natural light to flow into the room, enhancing the bright and welcoming atmosphere. This well-proportioned bedroom is ideal as a guest room, child's bedroom, or additional family accommodation.





## *Family Bathroom and Separate WC*

There is a modern family bathroom with separate wc. The family bathroom comprises of corner jacuzzi bath, vanity wash hand basin with inset storage cupboard, double glazed velux window. The separate wc comprises of 2 piece modern white suite with low level wc and wash hand basin, double glazed velux window.

## Stables and Land

The property is further enhanced by two substantial paddocks, both securely enclosed and well screened by fencing, providing excellent grazing land and a superb opportunity for equestrian or smallholding use. A separate driveway leads to a five-bar metal gate, opening onto the stable yard where there is a detached stable block comprising two well-proportioned stables together with a tack room. The area benefits from hardstanding to the front, offering practical and easy access for daily use. In addition, to the side of the stables, there are three garage/outbuildings, all fitted with metal roller and up-and-over doors, providing excellent storage space for vehicles, equipment, or workshop use. This versatile range of outbuildings further enhances the property's appeal for those seeking extensive outdoor and equestrian facilities.



## Driveway and Gardens

Approached directly from the main road, the property is set within attractive stone feature boundary walls and benefits from double gated entrance gates, opening onto a long private driveway providing ample off-road parking. To the front, there are well-maintained lawned garden areas that enhance the property's kerb appeal and create a welcoming first impression. To the side, a paved patio area offers an ideal setting for outdoor seating and al fresco dining, providing a private and versatile space for relaxing or entertaining outdoors.

## Detached Bungalow

Within the grounds of the property there is a separate detached true bungalow, benefitting from its own independent access and private driveway, offering a high degree of privacy and versatility. The bungalow is currently in need of full refurbishment, presenting an exciting opportunity for renovation and improvement. The accommodation comprises an entrance hallway, a lounge featuring an impressive floor-to-ceiling window, a kitchen, and a utility room. There are three bedrooms in total, with two of the bedrooms offering designated areas previously used or intended for en-suite facilities, providing excellent scope for reconfiguration. This additional dwelling represents a rare and valuable opportunity, ideally suited for multi-generational living or potential development, subject to the necessary planning permissions.

## Tenure

Freehold

## Council Tax

Local Authority - Bury

Council Tax Band - E

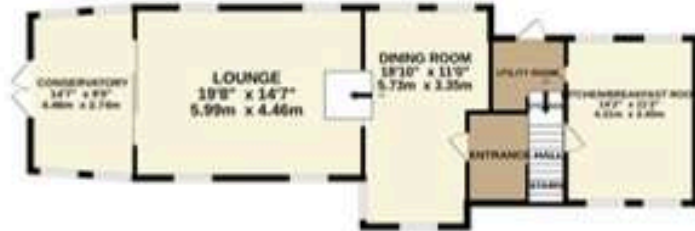
Annual Council Tax Cost - £3,123

## EPC

EPC Rating - TBC



GROUND FLOOR  
664 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
1006 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 1873 sq.ft. (174.0 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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GROUND FLOOR  
1217 sq.ft. (113.1 sq.m.) approx.



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