



Lodge End cottage, Ramsbottom Road
Hawkshaw, Bury



Miller Metcalfe
PRESTIGE

SINCE 1891

A Truly Exceptional 18th Century Stone Detached Character Home in the Heart of Hawkshaw Village.

Nestled in the highly sought-after village of Hawkshaw, this beautifully presented stone detached residence exudes timeless charm and character, dating back to the 18th century. Offering a rare blend of historic elegance and modern comfort, this substantial home boasts four spacious double bedrooms, including two with luxury en-suites, and a wealth of versatile living space across seven reception rooms.

From original latch doors and wooden and stone flagged flooring to the cosy log burner and traditional AGA cooker, every detail reflects the rich heritage of the property. The home is immaculately maintained throughout and offers an inviting, homely atmosphere ideal for families and entertainers alike.

Set within incredible mature gardens and private woodland extending around all four sides, the grounds are a true highlight — a tranquil and secluded haven with open countryside views to the front, side, and rear. A detached garden room with built-in bar provides the perfect retreat or entertainment space while double driveways to both the front and side offer ample off-road parking. This is a rare opportunity to acquire a unique and historic home in one of the area's most desirable locations which is within easy walking distance of lovely country pubs, restaurants and popular primary and secondary schools. Viewing is highly recommended to fully appreciate the space, setting, and character this stunning property offers.

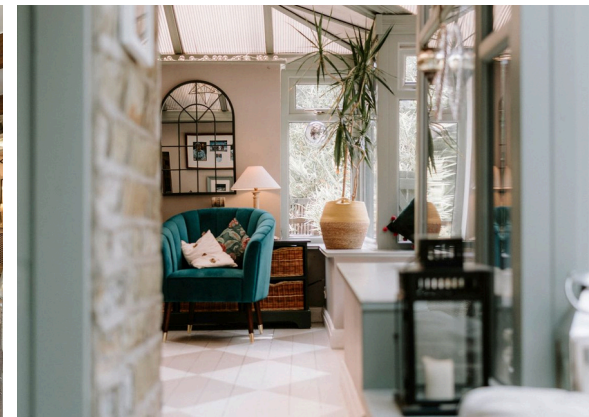


Reception Hall

Leading from the stunning stone built porch at the front leading to the entrance door into the reception hall which could easily be used as an additional sitting area if required, this room has an incredible yorkshire flagged stone flooring, beamed ceiling and feature fireplace.

Reception Rooms

Lodge end has a wealth of beautifully presented reception rooms offering very versatile accommodation. The main formal lounge is truly exceptional with vaulted beamed ceilings, mistral gallery with feature floor to ceiling double window which enjoys the stunning open aspect over farmland to the front. The second lounge has a fantastic large wood burning stove, stone windowsill and beamed ceiling. The dining room is fantastic for entertaining or family life leading from the dining room there is a beautiful stone staircase. There is 2 orangery's overlooking the rear patio and woodland. The study which is located at the front of the property is very light and airy and has a full length feature window making this room a perfect area for working from home or studying.



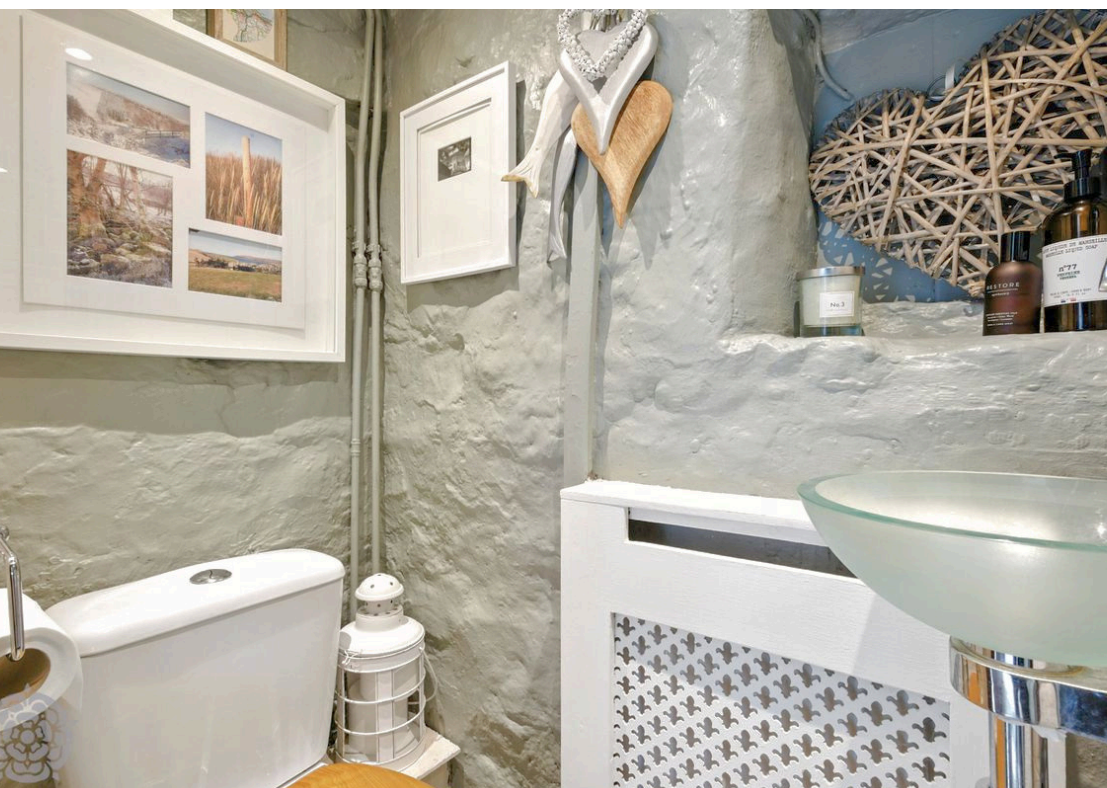






Ground Floor Guest Bedroom/ Utility

The double ground floor guest bedroom has a beautiful view overlooking the side garden. There is 3 built in traditional cupboards housing the utility area with plumbing for washing machine. Built in vanity sink unit.





Breakfast Kitchen

Stunning contemporary range of wall and base units incorporating Belfast sink, integrated dishwasher. Gas fired 'Aga' cooker, breakfast bar area, stone flooring, display lighting.





Master Bedroom, Sitting Area and Ensuite

The spacious master bedroom combines elegance with warmth, featuring soft neutral tones and a striking stone archway that leads into a private sitting area. Beyond, a dramatic double-height apex glass window fills the room with natural light and perfectly frames stunning views of the rear garden, creating a seamless connection between indoors and outdoors. The pitched roof and expansive glazing add a sense of grandeur, while the peaceful garden outlook enhances the room's calm and luxurious atmosphere. The Victorian-style ensuite blends timeless character with modern comfort. A claw-foot freestanding bath forms the centrepiece, complemented by traditional chrome fittings and classic ceramic detailing. The tiled shower cubicle offers practicality while maintaining the period aesthetic, alongside a panelled vanity wash basin and a traditional low-level WC with authentic Victorian-inspired features. Finished in a crisp white palette, the ensuite feels bright & elegant.



Second Bedroom with Ensuite

A well-presented double bedroom featuring a modern three-piece white ensuite, comprising a stylish tiled shower cubicle, low-level WC, and wash hand basin. The en-suite offers a fresh, contemporary look with sleek finishes, while the bedroom itself provides ample space for furnishings and a comfortable, inviting atmosphere.



Double Bedroom

Spacious double bedroom ideal for growing family.

Family Shower Room

Modern 3 piece family shower room comprising tiled shower cubicle with mixer shower, low level WC, pedestal wash hand basin, stone windowsill.





Garden Room

Detached Garden Room – A beautifully designed and versatile space set within a private garden, featuring a raised decked patio area that takes full advantage of spectacular open views overlooking the lodge. Inside, a fitted bar area creates the perfect setting for entertaining, while double-glazed French doors flood the room with natural light and provide seamless access to the outside decking. Fully equipped with power and lighting, this garden room offers year-round usability for relaxing, socialising, or working in style.

Grounds

A sweeping double gated driveway provides access to both the front and side of the property with parking for up to 7 cars, the driveway is framed by beautifully presented mature gardens on all four sides. A rich variety of established trees, plants, and shrubs creates year-round colour and texture. To the rear, elegant Indian stone-paved patio areas offer ideal spaces for outdoor entertaining and relaxation. Beyond, a charming feature wooden bridge crosses over to a magnificent woodland garden, home to towering pine trees and an abundance of wildlife, offering a serene, storybook-like retreat right on your doorstep. As the plot of the gardens are approximately over 1 acre there is a strong demand for potential to build an additional dwelling or garage overlooking the lodge subject to successful planning permission being received.

Tenure

Freehold

Council Tax

Local Authority - Bury

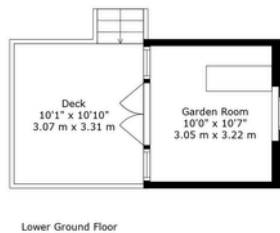
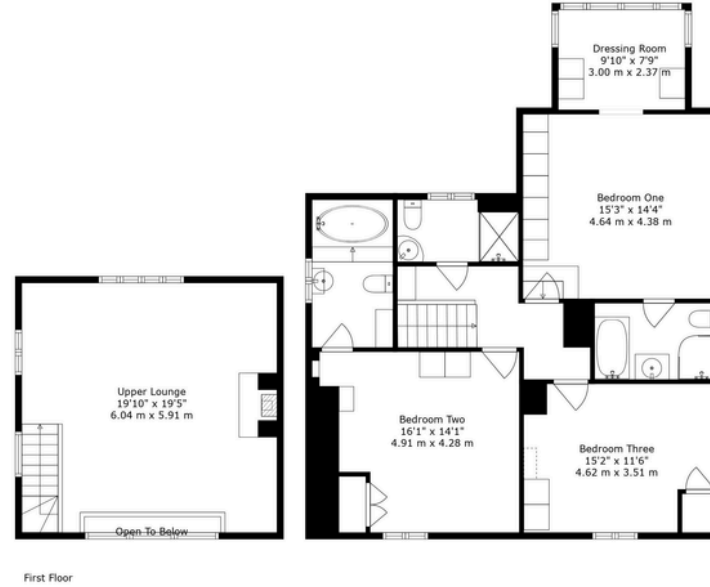
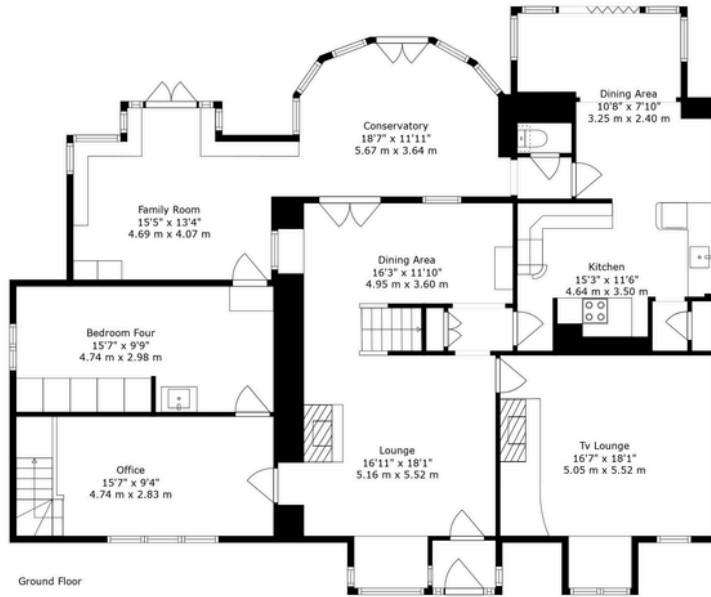
Council Tax Band - G

Annual Council Tax Cost - £4,024

EPC

EPC Rating - C





TOTAL: 3356 sq. ft, 312 m2
 BELOW GROUND: 106 sq. ft, 10 m2, GROUND FLOOR: 1904 sq. ft, 177 m2, FIRST FLOOR: 1346 sq. ft, 125 m2
 EXCLUDED AREAS: DECK: 110 sq. ft, 10 m2, OPEN TO BELOW: 13 sq. ft, 1 m2
 WALLS: 268 sq. ft, 25 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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