



pearson
ferrier



a property for everyone

WALMERSLEY OLD ROAD
Bury, BL9 6SX
£465,000

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Property at a glance

- GRADE II LISTED COTTAGE
- OUTSTANDING RURAL VIEWS TO THE SOUTH
- MAY ORIGINAL FEATURES
- BEAUTIFULLY RESTORED
- THREE DOUBLE SIZED BEDROOMS
- COURTYARD PARKING
- GARDENS TO FRONT
- APPROX 2 MILES TO BURY CENTRE

Whitewall Farm Cottage originally constructed during the 17th century and is believed to be part of the original Whitehall Estate. The cottage is now within the curtilage of Whitewall Farm and has been given Grade II listed status by English Heritage as a building of historical importance (Farmhouse late C17 of coursed sandstone with quoins, slate roof, altered in C18 & now a dwelling house).

Located off Walmersley Old Road in the hills above Bury the property has unrivalled views to the south across adjacent greenbelt farmland and on towards Manchester, Cheshire plain and the distant Welsh hills and yet is within easy reach of the town centre at Bury and the motorway network; the nearest junction being about 2 miles away.

The property is constructed using locally sourced stone with a slate roof and was the original farmhouse on the site. A new farmhouse was subsequently built across the service lane, which still serves as the farmers' residence today.

Our vendors moved into the property around 13 years ago and have systematically restored the cottage to exacting standards retaining the period features, most notable being the original mullioned windows and substantial beamed ceilings. Wood burning stoves have been installed together with hardwood sealed unit double glazing and more recently the cottage has been connected to mains water and mains electricity. There is combination central heating fired by LPG and septic tank drainage located well into the adjacent field.

The accommodation briefly comprises of entrance hall with guest cloakroom off, lounge with wood burner, beautiful farmhouse style kitchen again with wood burning stove, rear lobby with storage, first floor landing, three double sized bedrooms and a three piece bathroom with shower. To the outside there is a rear courtyard with parking for 2/3 cars, and south facing front gardens with stunning views & an ornamental pond.





GROUND FLOOR
60.1 sq.m. (647 sq.ft.) approx.



1ST FLOOR
59.5 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA : 119.6 sq.m. (1287 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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