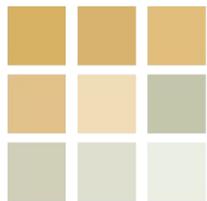




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SEEDFIELD HOUSE  
Bury, BL9 5DP  
£799,950

# SEEDFIELD HOUSE

## Property at a glance

- MAGNIFICENT MANSION HOUSE
- DATING FROM 1847
- CONVENIENT LOCATION
- UNPARALLELED GRANDIER
- SIX BEDROOMS PLUS
- THREE RECEPTION ROOMS
- ORIGINAL HALL WITH 35' HIGH CEILING
- BESPOKE STONE FIREPLACE IN LOUNGE
- FORMAL GARDENS & PRIVATE DRIVE

A most impressive residence, we understand constructed on a site of an earlier property dating from the mid-18th century and owned by the Grundy family who were very prominent during this period in the woollen trade. During the 1850s, members of the family designed a vast new mansion "the grandeur of which should match the fortunes still being made in wool by more than one branch of the family business at that time". During the early 20th century the property was divided into two homes each with their own character and distinctive features. The property is quite simply fabulous with huge sash windows, high ceilings, well proportioned rooms and formal gardens. Recent owners have sympathetically restored the property to its former glory and are to be commended on the attention to detail in every aspect of their presentation of this home. Seedfield House retains what might be described as the 'jewel in the crown', the original grand hallway complete with turned oak staircase, original panelling and full height ceiling with Victorian lantern skylights, it will be the highest ceiling of all the homes in the borough at around 35 feet and impossible to repeat! The accommodation in all, extends to over 5300 sq ft, which includes basement rooms which could be developed to provide a cinema room or gymnasium if required. With gas central heating and bespoke working sash upvc double glazing, the accommodation briefly comprises: entrance hall, central hall with full height ceiling and staircase, guest cloakroom, lounge, morning room, playroom, kitchen, scullery, first floor landing, four double bedrooms, the main with ensuite, principle bathroom, staircase to second floor TV room/lounge area with w.c. off, attic bedroom and office or bedroom with exposed truss ceiling. To the outside there are formal gardens to the front laid to lawn with mature trees and a private drive leading from The Drive providing off road parking and ample room for the construction of garaging.







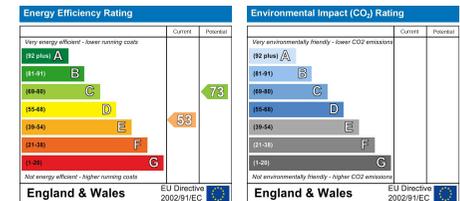
Approximate total area<sup>(1)</sup>  
360.2 m<sup>2</sup>  
Reduced headroom  
2.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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