

pearson ferrier®

14 OLD BREWERS COURT WALMERSLEY ROAD

Bury, BL9 5JD

£425,000

OLD BREWERS
COURT WALMERSLEY ROAD

Property at a glance

- MAGNIFICENT MEWS PROPERTY
- LOCATED WITHIN A PROTECTED AREA IN WALMERSLEY
- ACCOMMODATION OVER THREE FLOORS
- FIVE BEDROOMS (FOUR DOUBLE AND TWO ENSUITE)
- LOUNGE ON FIRST FLOOR WITH TWIN JULIETTE BALCONIES
- 'SIEMATIC' DINING KITCHEN with 'NEFF' APPLIANCES
- SEPARATE UTILITY ROOM
- SPACIOUS INTEGRAL GARAGE
- LANDSCAPED GARDENS, PARKING & EV CHARGING POINT

Steeped in local history, Old Brewers Court occupies the protected 19th-century site of the former Walmersley Brewery. Lovingly restored under a local council conservation programme, this exclusive 2012–2014 development comprises just 25 bespoke homes. Perfectly positioned in the heart of Walmersley, the property balances effortless connectivity with rural tranquility. It sits approximately half a mile from the nearest motorway junction and just one mile from Bury town centre, whilst remaining directly on the doorstep of open countryside and the scenic Burrs Country Park. Spanning three beautifully presented floors, the property offers a staggering 2,500 square feet of luxurious living space designed to impress from the very first glance.

The property of course benefits from combination gas central heating and upvc double glazing throughout and the accommodation briefly comprises: entrance porch, inner hallway, guest cloakroom, dining kitchen, utility room with access to the spacious garage, first floor landing, good sized lounge with twin Juliette balconies, main bedroom suite again with Juliette balcony, dressing room and four piece ensuite. On the second floor there is another spacious landing area, four further bedrooms (one with three piece ensuite) and main bathroom.

There are landscaped gardens within the development together with period lighting. Number 14 has a private rear outside space with patio area and well stocked & tended gardens. To the front there is parking for two and an EV charging point.

Tenure - Leasehold for the residue of 250 years from 2015
Ground Rent £300 per annum
Management Charges £29.37 per month
Council Tax Band - F
EPC Rating - B





















Floor 0



Floor 1



Floor 2

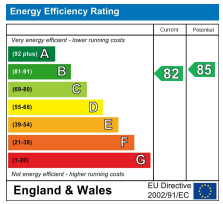
Approximate total area[1]

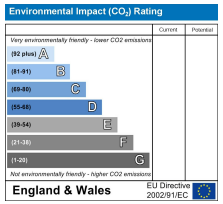
205.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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