



## Sanctuary Mews

Bromley Cross, BL7 9GD

**Offers over £315,000**



Set within the exclusive gated development of The Sanctuary, this immaculate two-bedroom, two-bathroom home offers peace, privacy, and effortless living for the over 55s. Pristine throughout and finished to a show home standard, it provides the perfect blend of style and practicality – ideal for those seeking a secure, low-maintenance lifestyle with a true 'lock up and leave' convenience. The property includes an open plan kitchen-diner with central island, bright lounge with garden access, large downstairs WC with utility space, two en-suite double bedrooms, private south-facing garden, and off-road parking for two vehicles plus visitor spaces.





Living Space

Designed for modern, comfortable living, the social heart of the home centres around an elegant open-plan kitchen and dining area – complete with quartz worktops, a central island for casual dining or entertaining, and high-spec integrated appliances including Neff oven, microwave, induction hob and dishwasher. Thoughtfully laid out, there's an abundance of storage and seamless features like a carved-in drainer and inset sink with mixer tap.

The lounge is bright, spacious and welcoming, with large sliding glass doors that open directly onto the south-facing garden – perfect for relaxing or hosting guests and offering a true indoor-outdoor flow. A generous WC and cleverly concealed utility cupboard add excellent practicality and further storage, including plumbing for the washer and dryer.

Bedrooms and Bathrooms

Both bedrooms are generous doubles, each with its own beautifully finished en-suite, complete with a large walk-in shower, vanity, WC, and illuminated heated mirror . The master suite is a standout – complete with fitted wardrobes, and direct access via sliding glass doors to a private south-facing balcony overlooking the garden and green surroundings. An additional deep storage cupboard in the en-suite is ideal for towels and linen. The second bedroom also benefits from its own stylish, fully tiled shower en-suite – making this an ideal layout for both owners and guests.

Outside Space

The rear garden offers a peaceful and private sanctuary of its own – secluded and south-facing, with a patio area, artificial lawn, garden shed, and mature borders. It's the perfect spot to unwind, with the sliding doors from the lounge extending your living space into the outdoors. To the front, a neat garden and mature planting add a touch of privacy to the kitchen and front entrance. The home also includes parking for two vehicles and access to additional visitor spaces via an overflow car park within the development.

Last Drop Village & Location

The Sanctuary is a highly regarded gated development tucked away off Hospital Road, just moments from the popular Last Drop Village Hotel & Spa in Bromley Cross. This peaceful yet well-connected setting offers the best of both worlds – with scenic countryside walks on your doorstep and a wealth of amenities just minutes away.

Bromley Cross and Egerton provide a great selection of cafés, restaurants, shops and pubs, while nearby Harwood and Bradshaw expand the choice even further with additional village conveniences. Bromley Cross Train Station is around a 10-minute walk or a short drive, providing direct links to Manchester and beyond, and the A666 ensures quick access to the wider motorway network.

As an added benefit, residents of The Sanctuary enjoy an exclusive 10% discount on food and drink at the Last Drop Village Hotel & Spa – perfect for relaxed lunches, social evenings or weekend indulgence just a short stroll from home.

Specific Details

Energy efficiency: 85/B (considered very good and significantly higher than average)

Tax band: C

Tenure: Leasehold

Ground rent: £100 per annum

Service charge: £130 per month

Lease term: 999 years from 24th June 2021

Heating: Gas central heating with boiler and radiators

Boiler: Vaillant combi, located in the kitchen

Loft: Part boarded and insulated with pulldown ladder

Security: The development is gated and the house is alarmed with CCTV

Parking: 2 spaces plus an overflow visitor's car park

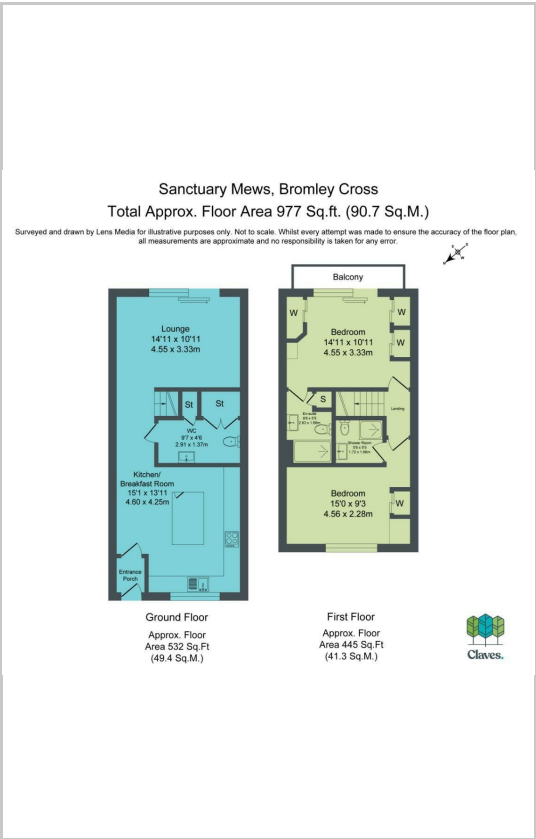
Service charge includes: Building insurance, window and gutter cleaning, communal grounds maintenance, electric gates and street lighting maintenance, power washing

Water: Metered

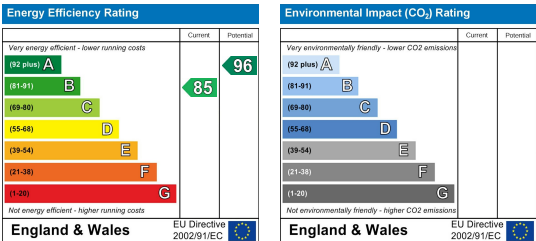
Area Map



Floor Plans



Energy Efficiency Graph



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