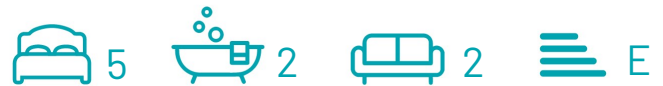




## Meadow Lane

Bury, BL0 0DU

£850,000



Nestled into a peaceful, private, and generous semi rural plot, with lovely views plus all the bells and whistles you would expect in a premium, modern home, this five-bedroom period property has been tastefully renovated throughout is an excellent, large family home, where a great amount of space can be appreciated both inside and out. The home benefits from the bustling village of Ramsbottom being just few minutes' in the car, and you have the quietude of countryside surrounds – the best of both worlds!

A quick summary of this stunning residence includes five double bedrooms, two bathrooms, a kitchen-diner, two reception rooms, office, guest WC, cloak, integral garage with utility, two hallways, and plenty of storage space. And externally the house sits on a substantial plot totalling approximately a third of an acre.



### First Impressions

As you drive down the private lane leading to Woodhill House, you are greeted by its grand presence with a stone wall curtilage and electric gates opening onto a spacious golden shale driveway. The period nature of this property has been tastefully retained while clearly creating accommodation that is of top quality 21st century standards. Dating back to the early 1800s, the home boasts the signature features of a premium country house of that era, such as super spacious rooms, high ceilings, character window surrounds, beam work, and other subtle ornate detailing that gives a desirable period style. The modern finish has been done with no expense spared, with premium brands and high quality materials.

### The Living Space

The hub of this fabulous home is undoubtedly the kitchen-diner which has a traditional country aesthetic which complements the overall style and semi rural surroundings. The Sheraton kitchen is an Edwardian style design with hardwood in-frame shaker style units where the buttermilk colour scheme adds a soft contrast to the darker granite worktops. Integrated appliances here include an electric total Aga which runs efficiently like a modern oven while giving that character touch. There is also an integrated dishwasher, and plenty of space for a large freestanding fridge-freezer. Plumbing for utility aspects such as the washer and dryer can be found in the garage. The slate floor also adds to the character of the room, and the central island with handy electric sockets provides even more storage space while making it the perfect setting to cook and socialise with family and friends.

Stroll into the central hallway where you find the original feature staircase, and the two reception rooms are situated at the front of the home, taking full advantage of the lovely scenic views through unique hardwood internal bay windows, while offering a glimpse of the beautiful garden surrounds and manicured front lawn.

The first of the two reception rooms is the lounge with a traditional chimney breast which houses a log burner, and character features include ornate and coving immaculate period radiator covers. It's a large room but would be a super cosy space with the log burning offering a cosy warm glow during cold wintery months.

The second of the two reception rooms is the dining room, again with a traditional chimney breast and multi fuel burner, this one featuring a fireplace with beautiful black gloss surrounds which complements the hardwood floor underfoot. Period features in this room include dado and picture rails, and another unique hardwood window surround with detailed carving. Like all the other rooms, the vendors have done an excellent job in maintaining a notable period charm while giving it a high quality and subtle contemporary finish.

Woodhill House is very practical as well as beautiful, with practical spaces including a home office/study giving the convenient option to work from home, a guest WC, two additional hallways and cloak area, plus plenty of storage space via shelving in the integral garage.

In the central hallway, a cast iron radiator gives another nod to the period character, and the original feature staircase leads to a spacious landing, where a large window streams in plenty of natural light with a window seat where you can sit for a moment and enjoy views of the lush greenery.

### Bedrooms & Bathrooms

The spacious landing leads to four of the five double bedrooms and the main family bathroom. Not dissimilar to the living space, each of these rooms boast generous footprints with high ceilings and period features, including decorative fireplaces, hardwood feature windows with panelled surrounds.

The sleeping and bathing arrangements have a traditional layout with two doubles to the front and two doubles to the rear, with the family bathroom situated in the middle to the rear.

A period aesthetic is also evident in the family bathroom, with a four piece suite including a freestanding roll up cast iron bathtub, walk-in Bristan shower with Daryl glass doors, and a traditional style wash basin and WC.

Via a second staircase is access to another landing where the fifth bedroom with fitted furniture, and second bathroom are found. Since this is a more recent addition to the original property, the décor here is slightly more contemporary with equally large proportions. This fifth bedroom and second bathroom setup is perfect for hosting guests, or perhaps ideal if you have an elderly relative living with you.

### The Outside Space

Woodhill House is a fantastic family home, with an equally fantastic plot to match. The plot totals approximately a third of an acre, with manicured gardens and other features including a private driveway, a stone built outbuilding currently used as a home gym, two well maintained large garden sheds, a greenhouse, and log store.

### Ramsbottom & Beyond

If you're looking for a quiet place to live while being just a hop skip and jump from an excellent selection of amenities, this property is perfect.

The property is situated at the end of a very private lane tucked away from the hustle and bustle of the modern world, but only a short drive or leisurely stroll and you're in the bustling centre of Ramsbottom - full of independent shops, cafes, restaurants, and bars, you are spoilt for choice!

As well as the quirky independents of Ramsbottom, larger chains such as Morrisons, Tesco and Aldi satisfy all your shopping needs. And you have easy railway access into Manchester and beyond from Ramsbottom station too. For the commuters by road, the M66 is nearby and provides access to the major motorway networks up and down the country. Further afield is Bury, which offers an even wider selection of amenities.

### Services & Specifics

- The property is freehold.
- The tax band is F.
- There is oil powered central heating.
- The oil tank is double sealed and new as of 2022.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Claves.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

