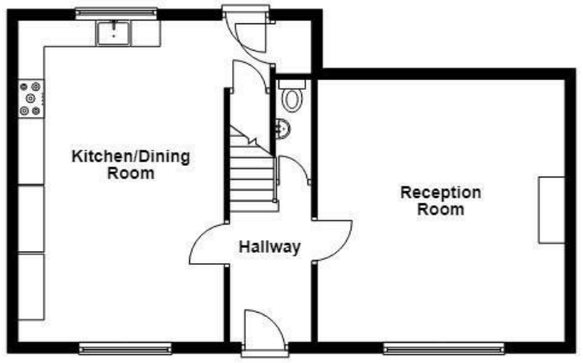
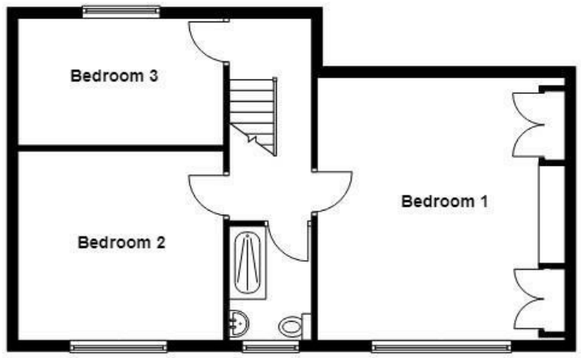
Keenans

Ground Floor



First Floor











Walmersley Old Road, Bury, BL9 6SX

Offers Over £450,000

A STUNNING GRADE II LISTED CHARACTER COTTAGE- SOLD WITH NO ONWARD CHAIN

Whitewall Farm Cottage reads like a chapter pulled from the rural history of North West England — a Grade II listed 17th-century farmhouse, lovingly restored and set against one of the most cinematic landscapes above Bury. Its sandstone walls, quarried from the surrounding hills, hold centuries of stories, yet the cottage feels effortlessly alive, warmed by wood-burning stoves and framed by those unmistakable mullioned windows that anchor its heritage.

Perched off Walmersley Old Road, the setting is nothing short of extraordinary. To the south, uninterrupted views sweep across greenbelt farmland toward Manchester, the Cheshire Plain and, on clear days, the distant Welsh hills. It's a vantage point that feels secluded and elevated, yet the town centre and motorway network sit reassuringly close - rural calm without compromise.
Inside, the cottage has been restored with precision and respect, retaining its beamed ceilings and period character while embracing modern comfort. Hardwood sealed-unit double glazing, mains water and electricity, LPG-fired central heating and a newly installed shower room ensure the home is as practical as it is poetic. Two wood-burning stoves, one in the lounge, one in the farmhouse kitchen, bring a sense of hearth and heritage to everyday living.

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.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Walmersley Old Road, Bury, BL9 6SX

Offers Over £450,000

3 | 1 | 1

- Grade II Listed Character Cottage
- Spacious Reception Room With Log Burner
- Off Road Parking
- EPC Rating: Exempt
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Open Plan Dining Kitchen
- Rear Garden With Outstanding Open Views
- Council Tax Band D

Ground Floor

Open Plan Dining Kitchen

20' x 12'10 (6.10m x 3.91m)

Hardwood double glazed front entrance door, two hardwood double glazed stone mullion windows, central heating radiator, range of panelled wall and base units with wooden surfaces, Rangemaster cooker with five ring gas hob, extractor hood, ceramic sink with mixer tap, integrated dishwasher, space for fridge freezer, beams, spotlights, cast iron log burner, tiled flooring and doors to hallway, understairs storage and store room.

WC

6'8 x 2'9 (2.03m x 0.84m)

Dual flush WC, wash basin, PVC panelled elevations, spotlights and tiled flooring.

Reception Room

16'1 x 15'5 (4.90m x 4.70m)

Hardwood double glazed stone mullion windows, central heating radiator, exposed stone elevations, beams, four feature wall lights, cast iron multifuel burning stove with stone surround and wood flooring.

First Floor

Landing

12'7 x 5'5 (3.84m x 1.65m)

Hardwood double glazed window, central heating radiator, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

16'3 x 15'2 (4.95m x 4.62m)

Hardwood double glazed stone mullion windows, central heating radiator, fitted wardrobes, loft access and wood flooring.

Bedroom Two

12'9 x 12'4 (3.89m x 3.76m)

Hardwood double glazed stone mullion window, central heating radiator, loft access and wood effect flooring.

Bedroom Three

12'10 x 7'7 (3.91m x 2.31m)

Hardwood double glazed stone mullion window, central heating radiator and wood effect flooring.

Shower Room

6'7 x 5'3 (2.01m x 1.60m)

Hardwood double glazed stone mullion window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, exposed stone elevations, part tiled elevations, spotlights, extractor fan and tile effect flooring.

External

Front

Planted beds and paved off road parking.

Rear

Laid to lawn garden with patio areas, planted beds and open views.

















Tel: 01617510340

www.keenans-estateagents.co.uk