



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## White Carr Lane, Bury, BL9 6TE

**£1,300,000**

AN EXQUISITE DETACHED BARN CONVERSION

Tucked away down a quiet country lane and surrounded by open countryside, this exceptional five-bedroom detached barn conversion enjoys breathtaking panoramic rural views and complete privacy. Fully renovated from top to bottom to the highest possible standard, the property has been meticulously transformed into a luxurious home where no detail has been overlooked.

Blending original character with refined contemporary design, the barn showcases stunning architectural features alongside stylish interiors and the finest quality fixtures and fittings. Exposed beams and restored structural elements sit beautifully with bespoke joinery and high-spec finishes, creating a perfect balance of charm and sophistication.

The accommodation is both generous and versatile, offering five impressive double bedrooms, each benefitting from bespoke walk-in wardrobes — an enviable feature rarely found in homes of this style. Four beautifully appointed bathrooms serve the property, finished with premium fittings and elegant design to create spa-like spaces. Three spacious living areas provide flexibility for modern family life and entertaining, with an effortless flow between rooms and an abundance of natural light framing the surrounding countryside views. At the heart of the home lies a stunning kitchen and dining space, thoughtfully designed with high-spec cabinetry, quality appliances and ample room for hosting and everyday living.

Externally, the property is equally impressive. Landscaped gardens wrap around the home, all beautifully maintained and perfectly positioned to enjoy the far-reaching outlook. An impressive detached barn offers outstanding potential as an annex, guest accommodation or additional lifestyle space (subject to any necessary consents). A substantial workshop, ample off-road parking and extensive outdoor space further enhance the practicality and appeal.

# White Carr Lane, Bury, BL9 6TE

£1,300,000



- Outstanding Detached Barn Conversion
- Fully Renovated to Highest Standard Throughout
- Ample Off Road Parking
- Workshop and Two Storey Barn
- Breath-taking Open Aspect Countryside Views Surrounding
- Tenure Freehold
- Five Bedrooms and Four Bathrooms
- Beautifully Maintained Wrapround Gardens
- Council Tax Band F

## Ground Floor

### Entrance

Hardwood double glazed leaded front door to boot room.

### Boot Room

14'10 x 4'6 (4.52m x 1.37m )  
Central heating radiator, spotlights, tiled panel dog bath, air ventilator, Indian sandstone flag flooring with underfloor heating, hardwood doors leading to utility, WC and oak single glazed door to kitchen.

### Utility

7'9 x 4'10 (2.36m x 1.47m)  
UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, tiled splashback, Belfast sink with high spout mixer tap, extractor fan, plumbing for washing machine, space for dryer and Indian sandstone flag flooring, with underfloor heating.

### WC

6'4 x 2'10 (1.93m x 0.86m)  
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, air ventilator and Indian sandstone flag flooring.

### Kitchen

24'1 x 14'7 (7.34m x 4.45m)  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with Andromeda granite work surfaces, tiled splashback, central island, inset stainless steel one and a half bowl sink with high spout Quooker boiling water mixer tap, inset stainless steel wash basin with Kohler Karbon Articulating Deck-Mount Kitchen Faucet, two door Bertazzoni Master Series range cooker with six ring gas hob, integrated Neff oven with warming drawer, integrated dishwasher, integrated wine cooler, space for American-style fridge freezer, Sweepovac plinth vacuum, integrated granite dining table, under unit lighting, exposed beams, pendant lighting, cornice coving, spotlights, exposed stone wall, Indian sandstone flag flooring with underfloor heating, single glazed door to pantry, open to office and open to lounge/dining room.

### Pantry

5'9 x 3'10 (1.75m x 1.17m)  
Hardwood single glazed sash window, pendant lighting, sensor spotlights, trap door to cellar and solid wood flooring with underfloor heating.

### Lounge/Dining Room

30'7 x 12'5 (9.32m x 3.78m )  
Surrounding UPVC double glazed windows, UPVC double glazed roof lantern, four feature wall lights, cast iron multifuel burner with stone hearth and oak mantel, spotlights, air ventilator, television point, Indian sandstone flag flooring with underfloor heating, open to office and aluminium double glazed bi-folding doors to rear.

### Office

18'5 x 9'5 (5.61m x 2.87m)  
Two UPVC double glazed inset windows, slate elevation, feature wall light, exposed beams, Indian sandstone flag flooring with underfloor heating and open to inner hall.

### Inner Hall

14'11 x 8'2 (4.55m x 2.49m)  
UPVC double glazed inset window, central heating radiator, spotlights, smoke detector, Indian sandstone flag flooring with underfloor heating, custom steel vault-style door with stud details to front, oak doors leading to family room and bathroom.

### Family Room

17'5 x 13'2 (5.31m x 4.01m )  
UPVC double glazed picture window, central heating radiator, exposed beams, two feature wall lights, limestone gas fire, integrated alcove custom built entertainment cabinet, air ventilator, wood panelled elevation, pelmet lighting and television point.

### Bathroom

12'1 x 8'0 (3.68m x 2.44m)  
Two UPVC double glazed inset windows, two central heated towel rails, granite vanity unit with granite wash basin and waterfall mixer tap, tiled panel bath with mixer tap, rinse head and floating effect downlight, dual flush WC, ceiling mounted direct feed rainfall shower with rinse head and inset shelving, extractor fan, two feature wall lights, tiled elevations, spotlights and tiled flooring with underfloor heating.

### Lower Ground Floor

### Cellar

14'8 x 11'7 (4.47m x 3.53m)  
Water tank, cistern and underfloor heating system.

### First Floor

### Mezzanine Galleried Landing

23'8 x 9'2 (7.21m x 2.79m )  
Two inset UPVC double glazed windows, central heating radiator, exposed vaulted beams, pendant lighting, feature wall light, oak single glazed door to further landing one, further landing two and oak door to bedroom five.

### Bedroom Five

9'10 x 8'0 (3.00m x 2.44m)  
UPVC double glazed inset window, central heating radiator, loft access, two feature wall lights, exposed beams, spotlights, inset shelving and storage, television point and double doors to walk-in wardrobe.

### Walk-in Wardrobe

8'0 x 2'10 (2.44m x 0.86m)  
Sensor spotlights.

### Further Landing One

22'5 x 5'0 (6.83m x 1.52m)  
Two UPVC double glazed inset window, central heating radiator, inset seating, three feature wall lights, exposed beams, spotlights, smoke detector, oak door to bedroom one and oak double doors to bedroom two.

### Bedroom One

17'7 x 12'7 (5.36m x 3.84m)  
UPVC double glazed inset window, central heating radiator, spotlights, air ventilator, freestanding rolltop double ended bath with mixer tap and rinse head, wood panel elevations, pendant bedside lighting, integrated bedside tables, oak doors to walk-in wardrobe, en suite and UPVC double glazed French doors to balcony.

### Walk-in Wardrobe

7'11 x 6'9 (2.41m x 2.06m)  
Sensor spotlights.

### En Suite

9'0 x 6'5 (2.74m x 1.96m)  
UPVC double glazed inset window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, double direct feed rainfall shower enclosed with spotlights and inset shelving, integrated dressing table, tiled elevations, extractor fan, spotlights and wood effect vinyl flooring.

### Bedroom Two

13'5 x 10'2 (4.09m x 3.10m)  
UPVC double glazed inset window with integrated seating, exposed beams, spotlights, air ventilator, doors to walk-in wardrobe and en suite.

### Walk-in Wardrobe

5'6 x 3'0 (1.68m x 0.91m)  
Sensor lighting.

### En Suite

7'5 x 3'0 (2.26m x 0.91m)  
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double electric feed shower enclosed, PVC panelled elevations, spotlights, extractor fan, exposed beams and wood effect laminate flooring.

### Further Landing Two

7'3 x 4'3 (2.21m x 1.30m )  
Skylight window, spotlights, storage cupboard, oak doors leading to bedroom three and bedroom four.

### Bedroom Three

13'4 x 9'4 (4.06m x 2.84m )  
UPVC double glazed inset window, central heating radiator, spotlights, air ventilator, integrated custom made media unit and storage, double doors to walk-in wardrobe and oak door to en suite.

### Walk-in Wardrobe

8'3 x 3'6 (2.51m x 1.07m)  
Sensor spotlights.

### En Suite

9'7 x 3'4 (2.92m x 1.02m )  
Velux window, central heated towel rail, direct feed rainfall shower enclosed with inset shelving, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevations, air ventilator, spotlights and tiled flooring.

### Bedroom Four

11'6 x 6'8 (3.51m x 2.03m)  
Two UPVC double glazed windows, central heating radiator, spotlights, air ventilator and double doors to walk-in wardrobe.

### Walk-in Wardrobe

6'8 x 2'11 (2.03m x 0.89m)  
Sensor spotlights.

### External

Wraparound garden with Indian stone paving, laid to lawn, bedding, mature shrubbery, greenhouse, treehouse, driveway, double doors to barn, door to workshop and store room.

### Workshop Entrance

7'2 x 5'4 (2.18m x 1.63m )  
Panelled wall and base units, ceramic one and a half bowl sink and drainer with mixer tap, doors to workshop and WC.

### WC

7'6 x 3'5 (2.29m x 1.04m )  
Dual flush WC.

### Workshop

21'3 x 17'5 (6.48m x 5.31m )  
Power, lighting and double doors to front.

### Store

9'10 x 6'2 (3.00m x 1.88m )  
Boiler.

### Barn - Ground Floor

21'4 x 11'10 (6.50m x 3.61m)  
Two hardwood double glazed windows, power, lighting and stairs to first floor.

### Barn - First Floor

21'4 x 11'10 (6.50m x 3.61m)  
Four hardwood double glazed windows, electric heater and spotlights.

