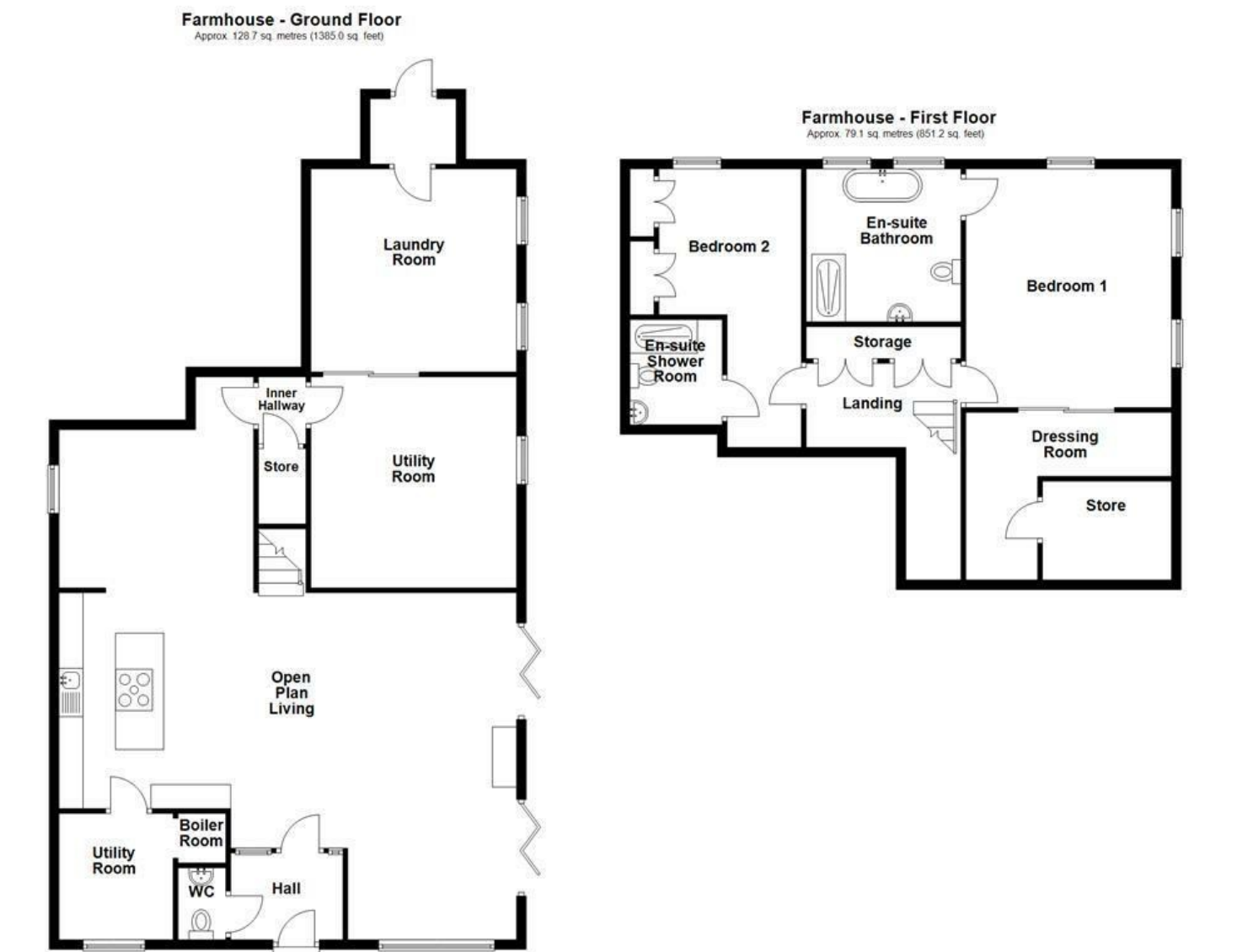




## Bury Old Road, Bury, BLO ORZ

### Offers Over £1,750,000

AWARD WINNING LUXURY LIVING/AIRBNB COMPLEX

Nestled on Bury Old Road in the charming town of Ramsbottom, Bury, lies the prestigious Brook Bottom, a remarkable detached house that offers an extraordinary lifestyle or investment opportunity. Spanning an impressive 2,809 square feet, this unique property features a beautifully restored farmhouse alongside five bespoke holiday apartments, all designed with exceptional attention to detail and luxury.

Brook Bottom is not just a home; it is an award-winning complex that has garnered recognition for its outstanding boutique design and bespoke interiors. The property boasts eight reception rooms, seven bedrooms, and seven bathrooms, providing ample space for both relaxation and entertainment. The interiors are enhanced by contemporary technology, including Lutron lighting automation and underfloor heating, ensuring a modern and comfortable living experience.

The property also includes an onsite salon and aesthetics building, a hydrotherapy suite, and hot tub pods, making it a perfect retreat for wellness and leisure. With extensive parking and outdoor space, Brook Bottom presents a rare opportunity to either occupy the entire estate or operate a successful holiday rental business. Since its launch in July 2022, the holiday apartment business has shown impressive growth, with a projected revenue of nearly £350,000 for 2026, driven by strong occupancy rates and premium nightly charges.

| 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>                            | <b>78</b> | <b>80</b> |
| (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 |           |           |
| England & Wales                             |           |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Bury Old Road, Bury, BLO ORZ

Offers Over £1,750,000

 7  7  8  C

- Award Winning Luxury Complex
- Hydrotherapy Suite And Hot Tubs
- Extensive Parking And Grounds
- Tenure - Freehold
- Five Bespoke Holiday Apartments
- Exceptional Investment Opportunity
- EPC Rating - Farmhouse (C) Cascade (C) Treatment Rooms (B)

- Seven Bedrooms Seven Bathrooms
- Beautifully Restored Farmhouse
- Council Tax Band - G

## Farmhouse

### Ground Floor

#### Entrance

Aluminium double glazed door to entrance hall.

#### Entrance Hall

7'8 x 5'11 (2.34m x 1.80m)

Underfloor heating, pelmet lights, two feature wall lights, tiled flooring, door to WC and aluminium double glazed door to open plan reception room, kitchen and dining room.

#### WC

4'11 x 3'3 (1.50m x 0.99m)

Underfloor heating, two piece suite comprising of dual flush WC, vanity top washbasin with mixer tap, integrated storage, pendant lighting, extractor fan, pelmet lights, tiled flooring.

#### Open Plan - Reception Room/ Kitchen/ Dining Room

38'3 x 31'2 (11.66m x 9.50m)

Aluminium double glazed full length picture window, underfloor heating, spotlights, pelmet lighting, pendant lighting, feature wall lights, range of matte wall and base units, marble surfaces, stone splashbacks, inset composite double sink with mixer tap, integrated electric high rise wood effect double oven and combi microwave, four ring induction hob, integrated fridge freezer and dishwasher, centre island with breakfast bar, television point, gas living flame fire, stone tiled flooring, doors to laundry room and utility room, stone stairs to first floor.

#### Utility Room One

8'7 x 7'9 (2.62m x 2.36m)

Aluminium double glazed window, underfloor heating, panelled wall and base units, marble surfaces, plumbing for washing machine and dryer, integrated storage and tiled flooring.

#### Laundry Room

14'1 x 13'11 (4.29m x 4.24m)

Aluminium double glazed window, spotlights, smoke alarm, sliding doors to utility room two.

#### Utility Room Two

14'3 x 14'1 (4.34m x 4.29m)

Two aluminium double glazed windows, plumbing for washing machine, wood effect laminate flooring, door to rear porch.

## Rear Porch

5'4 x 2 (1.63m x 0.61m)

Wood effect laminate flooring, composite door to rear.

### First Floor

#### Landing

10'1 x 7'10 (3.07m x 2.39m)

Feature wall lights, integrated storage, spotlights, smoke alarm, solid oak flooring, doors to two bedrooms.

#### Bedroom One

10'3 x 14 (3.12m x 4.27m)

Three aluminium double glazed windows, underfloor heating, spotlights, pendant lighting, three feature wall lights, solid oak flooring, sliding doors to walk in wardrobe, door to en suite.

#### En Suite

6'3 x 3'4 (1.91m x 1.02m)

Underfloor heating, three piece suite comprising of dual flush WC, double direct feed rainfall shower enclosure with rinse head, vanity top wall mounted washbasin with mixer tap, tiled elevations, extractor fan, spotlights, tiled flooring.

#### Bedroom Two

17'10 x 11'8 (5.44m x 3.56m)

Aluminium double glazed window, underfloor heating, fitted wardrobes, spotlights, two feature wall lights, integrated dressing table, solid oak flooring, door to en suite.

#### External

Wrap around gardens with bedding areas, laid to lawn gardens, mature shrubbery, stone patio, woodland, access to five apartments, treatment area and three driveways.

### Reception/Treatment Area

#### Entrance

Composite door to hall.

#### Hall

15'6 x 6'11 (4.72m x 2.11m)

underfloor heating, pelmet lighting, spotlights, smoke alarm, storage cupboards, pendant lighting, tiled flooring, doors to salon, two treatment rooms and WC.

## Treatment Room One

12'7 x 9'9 (3