



Summersent Lane
Ramsbottom, Bury



Miller Metcalfe
PRESTIGE

SINCE 1891

A truly exceptional hand-crafted four-bedroom detached home, comprehensively re-built from the ground up and perfectly positioned on the highly regarded Summerseat Lane. Thoughtfully transformed and finished to an exacting standard, this remarkable residence delivers an outstanding sense of space, light and luxury, with spectacular open-plan living, a separate lounge and cosy snug. Four generous bedrooms and two beautifully appointed bathrooms provide exceptional family accommodation. Outside, the beautifully presented low-maintenance rear garden creates a private oasis, complete with an impressive sun-soaked seating area that captures the sunshine throughout the day.

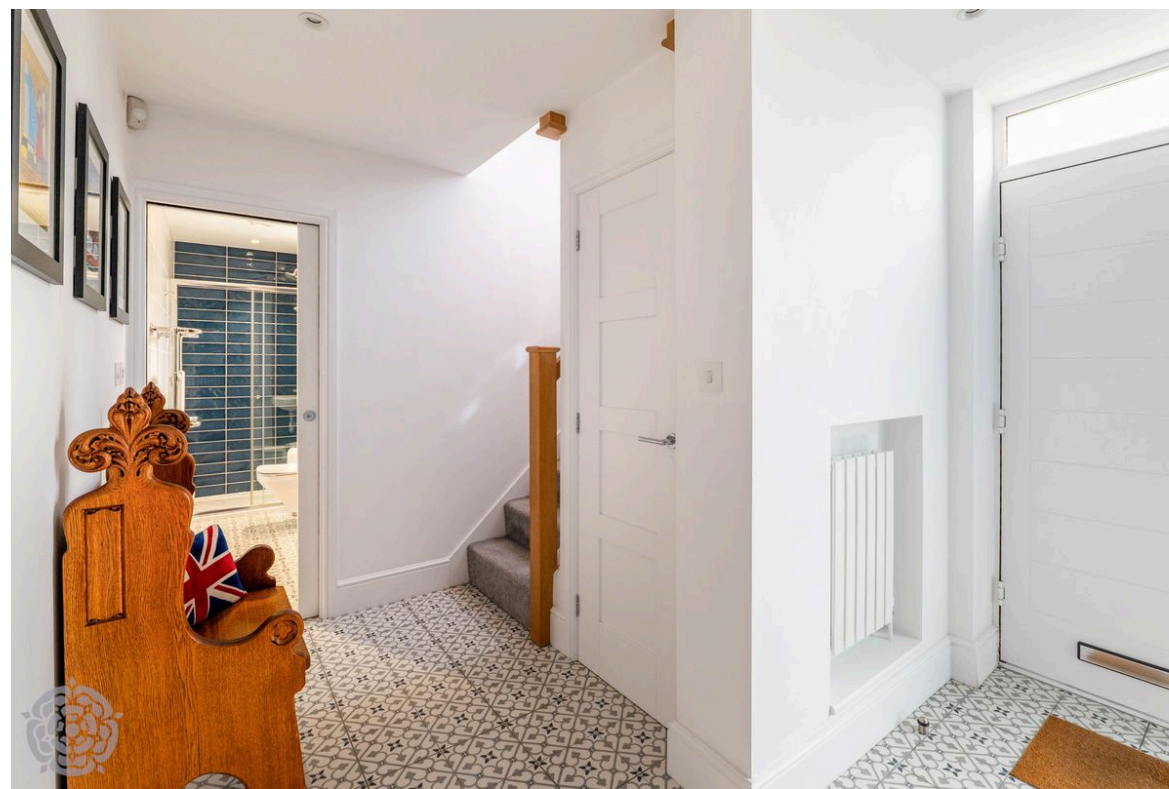
Generous driveway parking and an integral garage complete the property, while highly regarded schools, excellent amenities and picturesque countryside walks are all virtually on the doorstep.

A truly individual home with exceptional attention to detail, superb outdoor living and genuine wow factor.



Entrance Hallway

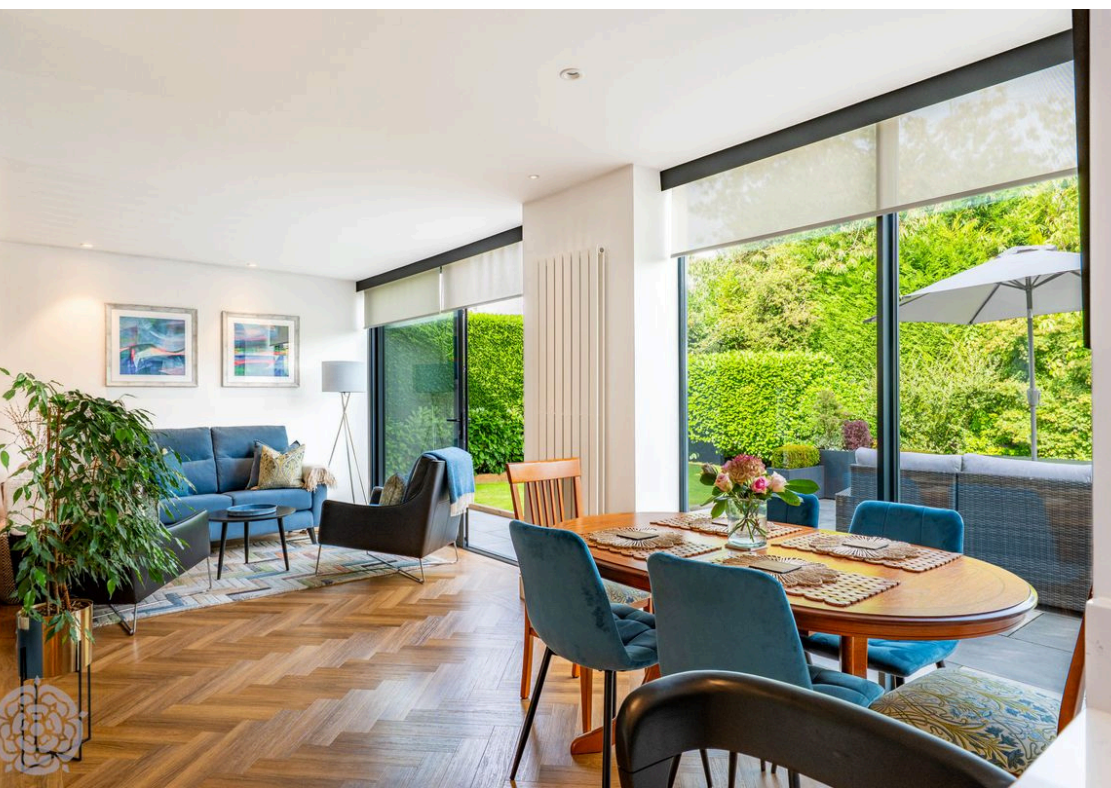
A light and spacious entrance hallway immediately sets the tone for this exceptional home, creating a warm and inviting first impression. Featuring useful built-in storage and a staircase rising to the first floor, the hallway provides a seamless introduction to the beautifully appointed accommodation beyond. A stylish and impressive contemporary shower room is conveniently positioned off the hallway, featuring a modern suite and heated towel rail, combining everyday practicality with a touch of luxury.



Living Space

The ground floor has been exceptionally designed to create a generous and beautifully connected living environment, with each principal space thoughtfully defined and separated, yet seamlessly flowing into the next. This considered layout offers the best of both worlds — distinct areas for relaxing, dining and entertaining, whilst maintaining a wonderful sense of connection throughout the home. The inviting snug provides the perfect connection between the indoors and out, with impressive bi-fold doors opening directly onto the garden, flooding the space with natural light and creating a seamless transition for effortless indoor-outdoor living. A separate lounge offers a more intimate and relaxing retreat, centred around a striking log burner that forms a stylish focal point and creates a wonderfully cosy atmosphere — perfect for unwinding and enjoying relaxed evenings.





Open Plan Dining Kitchen

A stunning modern bespoke kitchen, thoughtfully designed to create an impressive and luxurious setting for both everyday family life. Beautifully appointed with a comprehensive range of 'Neff' integrated appliances, generous worktop space and excellent storage, it combines style with effortless practicality. A dedicated dining area provides the perfect space for family meals and entertaining, while the impressive floor-to-ceiling window floods the room with natural light and offers an uninterrupted outlook over the beautifully presented rear garden. A superbly designed heart of the home, where contemporary style meets exceptional everyday living.

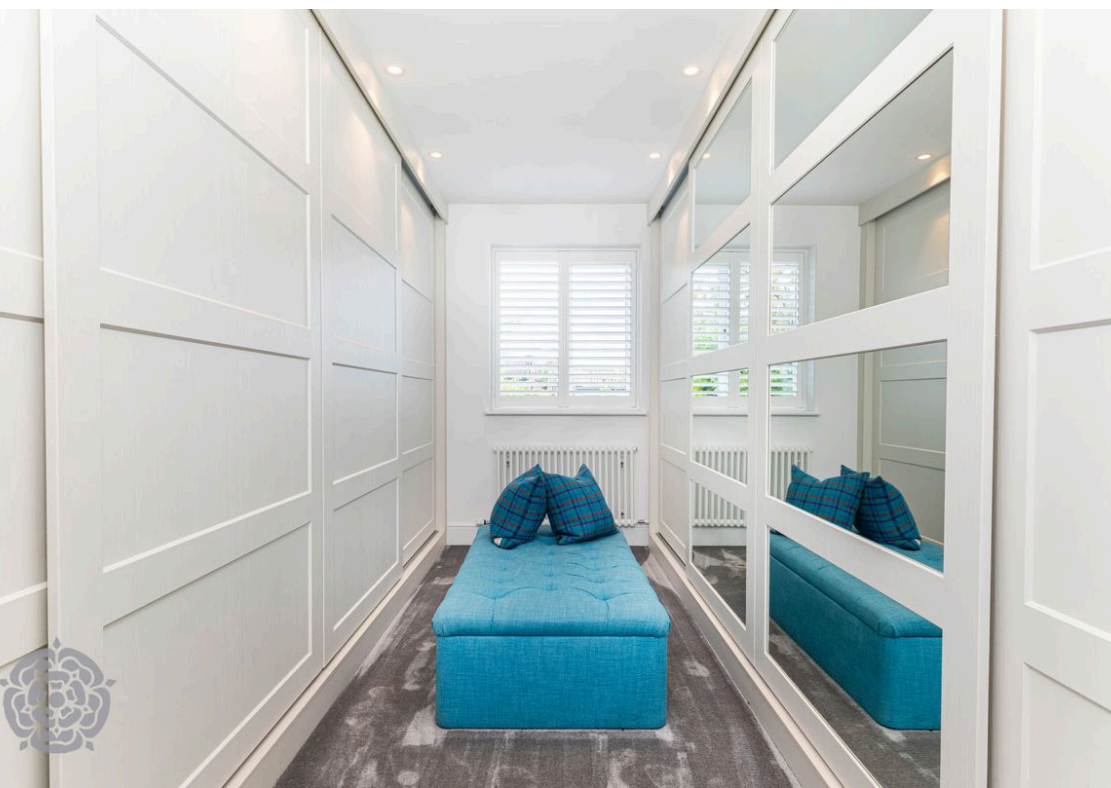




Gallery Landing

A truly impressive gallery-style landing, distinguished by dramatic high-vaulted ceilings and an abundance of natural light, creating an exceptional sense of volume and grandeur. A stunning feature light fitting adds a striking designer touch, whilst a beautifully appointed cosy reading nook provides the perfect place to pause, relax and fully appreciate the unique setting. An elegant and atmospheric space that perfectly captures the scale, light and character of this exceptional home.





Master Bedroom

A stunningly proportioned master bedroom, offering an exceptional sense of space and grandeur. The impressive vaulted ceiling rises towards the window, creating a dramatic sense of volume while allowing an abundance of natural light to flood the room, resulting in a wonderfully bright and serene principal suite. A separate dressing room provides a versatile and highly practical additional space, with plumbing already in place to offer the flexibility of being utilised as an en-suite, dressing room, home office or private retreat, depending on individual requirements. A beautifully considered master suite combining scale, architectural character, natural light and exceptional versatility.



Remaining Bedrooms & Bathroom

Three further bedrooms provide beautifully versatile accommodation, each offering generous proportions and a distinct sense of purpose, making them equally suited to family living, guests or additional lifestyle space. Bedroom Two is currently presented as an elegant guest bedroom, beautifully appointed and ready to enjoy, providing a welcoming and comfortable space for visiting family and friends. Bedroom Three features extensive fitted wardrobes positioned to both sides of the room, providing exceptional storage. Currently utilised as a stylish dressing room, the space offers superb flexibility and could effortlessly be returned to a generous bedroom if required. Bedroom Four has been cleverly designed with bespoke fitted shelving and cabinetry, maximising every inch of available space whilst retaining ample room for a full-size bed. A highly versatile room that could serve equally well as a bedroom, dressing room, home office or additional family space.





Gardens & Driveway

To the front, an impressive private driveway provides extensive parking for multiple vehicles, complemented by discreet security posts and a neatly maintained lawn area. The driveway leads to a good-sized integral garage, offering valuable additional storage. The property benefits from a six-camera CCTV system with night vision and audio-visual recording, alongside a dedicated security lighting system for enhanced peace of mind. External power supplies are also provided to both the front and rear. To the rear is a substantial, private and low-maintenance garden, enjoying a wonderfully secluded setting with no direct overlooking. A generous flagged seating area provides the perfect space for outdoor entertaining or simply relaxing and appreciating the peaceful surroundings.



Location

Summerseat Lane is a highly desirable and sought-after location, perfectly suited to modern family life, offering an enviable combination of village living, excellent amenities and beautiful surrounding countryside. The area is well served by a selection of well-regarded local schools, including Holcombe Brook Primary School, Summerseat Methodist Primary School, St Andrew's Church of England Primary School, St Joseph's RC Primary School and Emmanuel Holcombe CE Primary School, with Woodhey High School providing a popular secondary option in Ramsbottom. Ramsbottom itself offers an excellent choice of independent shops, everyday amenities, healthcare facilities, traditional pubs, popular restaurants and cafés, whilst the surrounding woodland, countryside and picturesque walking routes provide an idyllic setting for outdoor pursuits. For commuters, the location also benefits from excellent transport connections, providing straightforward access towards Bury, Bolton and Manchester.

Tenure

Freehold

Council Tax

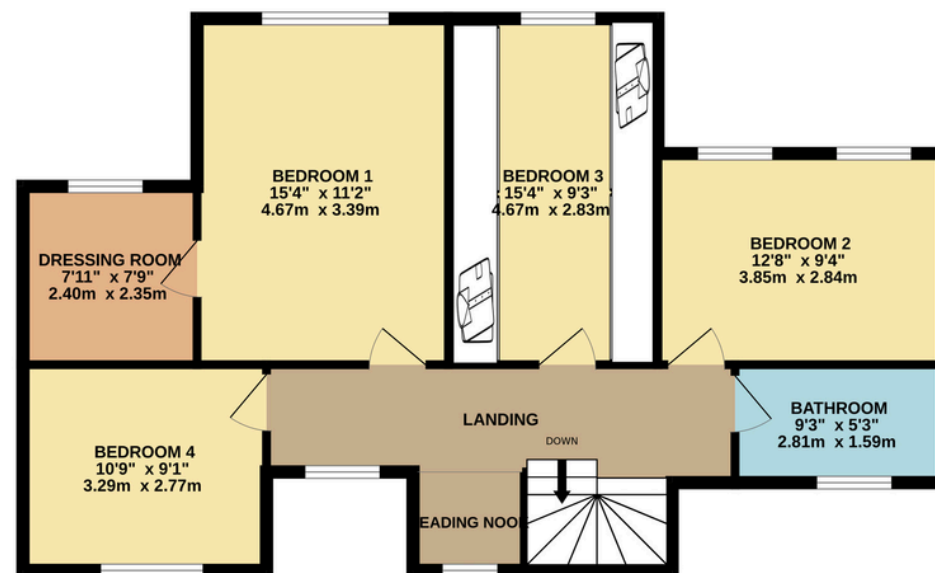
Local Authority - Bury Council
Council Tax Band - E



GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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