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REDBROOK

Redisher Lane  
Hawkshaw





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Hidden away off Redisher Lane, discover a detached, stone-built home dating back to the 1920s. So peaceful. So private. Surrounded by countryside. Redbrook's location really is as good as it gets.

Built in the 1920s as a home for the mill manager, Redbrook has been renovated and extended from three bedrooms into a spacious, five-bedroom family home.

Turning off the main road, travel 300 yards up Redisher Lane, before arriving at secluded Redbrook on the left through a set of automatic gates, where a large, private parking area accommodates several cars. Sense the serenity instantly; Redisher Lane is an access only road meaning no traffic noise.

Redbrook's handsome stone-built front is a welcome sight, with its flag roof, stone mullion windows and ornate embellishments above the porch and windows.

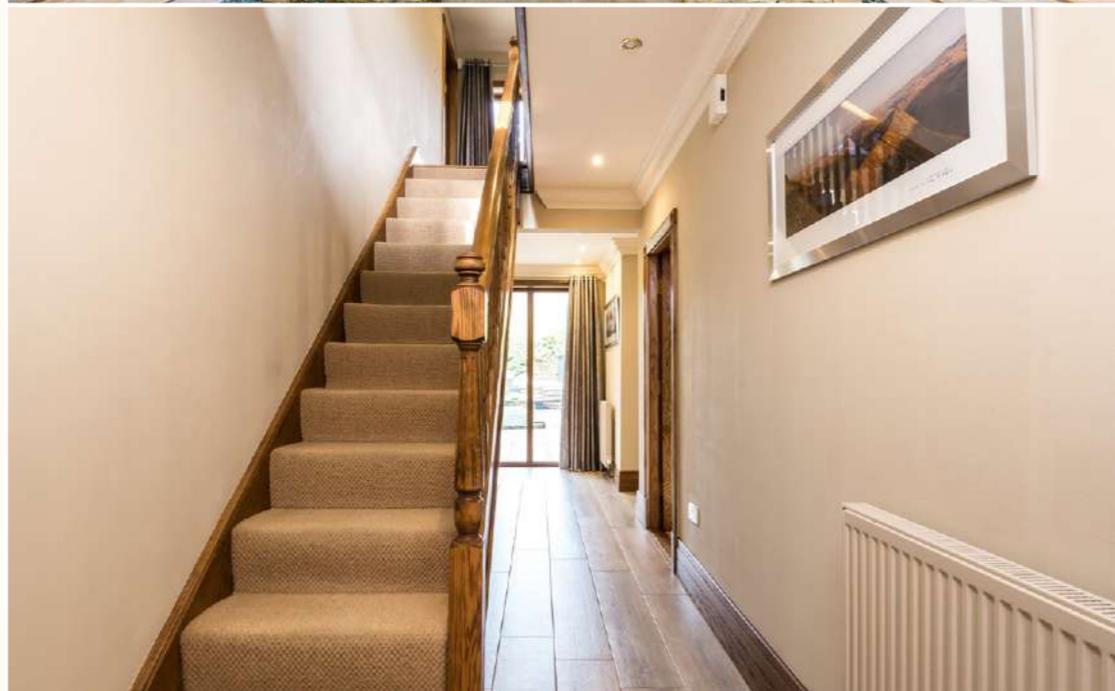
## ENTERTAINING HAVEN



Leave your coat and shoes in the handy porch and step through into the entrance hall. Welcome home. The quality finish of Redbrook is instantly evident, in the striking oak carpentry; high skirtings, turned-spindle staircase and robust oak doors set within ornately carved frames. Light reflects off the tiled floor as it streams in through the French doors at the end of the entrance hallway. A cloakroom, with WC and wash basin, is available at the end of the hallway.

Rest and relaxation entreat, through the oak door on the left, which leads through to the sitting room. Carpeted in cream, this spacious sitting room serves as a fantastic entertaining space, with ample space for sofas and with occasional chairs and a coffee table situated beneath the stone mullion window. A second set of windows to the rear enables the free-flow of light throughout.

Shimmering feature walls to either side of the chimney breast catch the light, while the log-burning stove within suffuses the room with a cosy ambience. Spotlighting mingles with uplighting to create a bright and welcoming sitting room.





## VERSATILE SPACES



On the other side of the hallway, discover the lounge. Painted beams extend above, with a mixture of contemporary spotlighting and wall-mounted lighting. Ornate architraves skirt the room, with quality pelmet curtains dressing the mullion windows to the front. Snuggle up on the sofa in front of the log-burning stove and enjoy box set marathons with loved ones.

Slip out of a second door, back into the entrance hallway as it turns to the right, where glimpses of the delicious dining room can be spied through a stained-glass internal window, next to the door.

Light serenades this space through myriad windows to the side and front, where French doors open out to a terrace, perfect for coffee and cake.

Large enough for a ten-seater dining table, this room also serves as a music room, currently accommodating a piano and drum kit to the rear; what could be better than ending an evening's fun and feasting with family and friends than with music and laughter?

Oak floors gleam beneath spotlighting, while Roman blinds allow you to alter the levels of light and shade to your comfort.

## FEAST YOUR EYES



Returning to the entrance hallway, pass by the handy storage cupboard, on route to the stunning kitchen; the real heart of the home at Redbrook.

Handmade, bespoke oak units provide plenty of storage for all your culinary essentials, while granite worktops stretch out; their cool surface ideal for slicing and dicing ingredients for dinner.

Cook up a feast for family and friends; this is a true chef's kitchen featuring an instant hot water tap, a bank of ovens and plate warmer, an American-style larder fridge-freezer, Miele five-burner gas hob set within a tiled inglenook, a drinks fridge and more. Admire the central island, fitted with sockets, in which a sink with swan neck tap is inset. A second sink is located beneath a window to the rear.

Utterly unique, peninsula seating curves round, ideal for casual brunch or school morning breakfast on the go. A circular dining table is set before sliding glass doors, which blur the boundaries between outdoors and in during the summer months. Underfloor heating fills the space with ambient warmth from beneath the grey porcelain tiles, the perfect setting for hours of conversation, cooking and conviviality.



## FAMILY GOALS

Ahead, step through to the spacious utility room, which also serves as a gym and games room, replete with attractive feature log-burning stove.

Above, within the vaulted ceiling, two traditional clothes airers are suspended. Tiled flooring stretches out, with a bank of floor to ceiling fitted oak cupboards to the right and an L-shaped selection of oak cupboards topped in granite to the left. A sink is set beneath the window, framing views out to the garden. There is also plumbing for a washer and dryer. Sneak a peek ahead and to the right, where direct access is available into the garage.



## AND SO TO BED...

When slumber calls, ascend the oak staircase, emerging on a spacious light-filled L-shaped landing with space for a chaise longue, book shelves and more.

Immediately to the left, discover bedroom three, a refreshing room with soft sage walls and biscuit coloured carpet. Spotlights are inset above, with a hatch providing access to the attic. Fitted wardrobes surround the double bed to the sides and above. Wake up to a morning cuppa and views out to Holcombe hill and Peel Tower.

To the front of Redbrook is bedroom two, a spacious room with a crisp contemporary feel courtesy of its wall of white, fitted wardrobes and spotlighting. Views abound over the countryside to the front.

## REFRESH AND RELAX



Opposite, the master suite entreats your attention. Supremely spacious, fitted storage cupboards and drawers rise up and over the bed, with inset downlighting providing the perfect illumination for night time reading. Tall, oak skirtings are austere and attractive beneath the spotlighting, with space for a small two-seater sofa in this grand bedroom.

Refresh, revive and relax in the wet-room style ensuite, where underfloor heating warms your toes on winter mornings.

A harmony of textured and multi-toned grey tiles ranging from large slabs to mosaic coat the floor and walls. Within the rainfall walk-in shower, recessed shelving is handy for your shampoos and conditioners. A WC and large wash basin with vanity unit storage are also on hand.

Rinsed and refreshed, select an outfit from the wealth of built-in wardrobes in the master suite dressing room, before perfecting your look at the dressing table, with views out over the local scenery.





## LUXURY LIVING



Returning along the landing, discover the family bathroom, to the right of the stairs. Also featuring a wet-room style walk-in shower, this lavishly sized bathroom also benefits from underfloor heating, recessed shelving and a wall mounted WC and wash basin. Tiled in marble, the centrally filling bath beckons for dreamy evening soaks by candlelight, with a glass of wine in hand. Warm your towel on the chrome heated radiator. Underfloor heating promises to keep your toes toasty warm.

Next door, a cosy study perfect for those working from home - precedes bedroom four, a cosy, carpeted bedroom with views over the expansive rear garden and grounds at Redbrook.

The guest bedroom is also located to the rear, with crisp white walls creating a soothing ambience. Light and bright courtesy of two large windows (note the intricacy of the carvings in the oak frames), this bedroom is ideal for visitors, with its own ensuite featuring WC, wash basin and shower.

## SPACE TO GROW



With access to the front terrace from the dining room, and the rear patio from the kitchen and family rooms, the gardens at Redbrook are a natural extension of the main home.

To the front, a neatly manicured lawn is tucked behind mature hedging, flagstone steps leading to a sunny patio. Invite friends and family to summer soirees, let the party flow indoors and out. From the back, drift out of the kitchen onto a large Indian stone paved terrace, perfect for barbecues.

So much space for children, the gardens to the front and rear are secure, with electronic gates and CCTV coverage. Redbrook is also monitored by a high-end alarm system.

A tennis court-sized paddock to the rear is ideal for chopping wood for the three log burners, while outbuildings include a useful shed and the large garage, above which is an insulated room, ideal for outdoor enthusiasts wishing to store their equipment – it is currently used as a 'bike boutique'.

Beyond the paddock, there is traffic-free access to the woods and hills. Perfect for dog walks and den building!



## UNRIVALLED LOCATION

Take a stroll outside to discover the local area. With the nature reserve of Redisher Woods and Holcombe Moors on your doorstep only 100 metres away, pull on your walking boots or cycle helmet and get to know the woodland trails and pathways.

Why not walk into Hawkshaw village, for a locally-sourced meal and a few drinks at The Waggon & Horses or The Red Lion before walking home? There is Hoysters for tapas and cocktails, Miller & Carter for steak amongst others, all in easy 'leave the car at home' reach.

For theatres, fine dining and culture, head into Manchester, catching the tram from Bury for a change. Although Redbrook feels a million miles from civilisation, all you need is within easy reach.

Local amenities include a comprehensively stocked Co-op, Miles Bakery, hair and beauty salons and so much more only a mile away. Greenmount Golf Club and Cricket Club is only five minutes' drive from the front door.

Families are in prime position with three primary schools only five minutes' drive away and local secondaries including Bury Grammar School and Woodhey High School.

Whether you are an aspiring, outdoor-loving family with young children, or you are keen to enjoy the relaxing pace of life in a rural setting, with the convenience of the city in easy reach, Redbrook beckons: a cherished, high quality home in the perfect location.



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### FINER DETAILS

- Freehold
- Council Tax band G
- Alarm system and electric gates
- Double glazed throughout
- Off road parking for multiple vehicles
- Double garage
- Walks from your front door
- 15 minutes to Bury Town Centre
- 20 minutes to the M66 motorway leading to M60, M62 and M65

  
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**WAINWRIGHTS**  
ESTATE AGENTS

To view Redbrook  
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