



LARKFIELD
CLOSE
GREENMOUNT

“In full summer the lawns glow green at the front and back of the house.”



L
LARKFIELD
CLOSE

“A relaxing place where the soul feels calm”, discover your dulce domum, at No. 28, Larkfield Close, in Greenmount, a spacious family home with natural flow and immense style.

Pull off the estate road and onto peaceful Larkfield Close, before turning onto the stone driveway, where there is ample parking in front of the garage. A manicured lawn to the side is bordered by pretty planting and shrubs.

Make your way to the front door and step into the light and airy entrance hall, where richly-toned walnut flooring gleams underfoot.

Freshen up in the cloakroom, beneath the archway directly ahead, part tiled in white and Mediterranean blue to the walls, and fitted with WC, wash basin and twin heated towel rails.



WELCOME HOME

From the front door, flow through to the right, into a bright, broad dining room. Light streams in through a large window, overlooking the verdant front lawn and lavender borders. Well-proportioned and spacious, the living spaces at No. 28 flow naturally, offering a comfortable and relaxed lifestyle. The smart, Gazco fire, set into the wall, offers warmth and style in one.

Glazed double doors draw light through to the living room beyond, where an electric fire sits snug within its limestone surround. A trio of dainty windows suffuse the space in natural light; as the daylight fades the Tala lighting subtly and imperceptibly takes its place. Throughout the home, all the rooms have stylish light-fittings with Tala bulbs. Snuggle up in front of the fire to watch your favourite shows. There is ample room for sofas and a media centre.





LIGHT FILLED LIVING

A home in constant connection with the outdoors, beyond the lounge discover the orangery, warmed by underfloor heating and framing views through patio doors over the garden. Above, a roof lantern captures the clear blue of the sky.

Ideal for entertaining, guests can segue between rooms, enjoying aperitifs in the orangery or library, before the main elements of dinner or lunch in the dining room and later enjoying coffee in the lounge...or again in the orangery.

"It's like sitting in the garden in comfort with light streaming through the diaphanous blue glass of the lantern and the picture window."





FREE FLOWING SPACES

Prepare a feast for family and friends in the breakfasting kitchen, nestled to the left of the entrance hall. Bespoke Shaker-style oak cabinets and drawers are on hand to house all your culinary essentials, whilst the vast oak and granite worktops provide plenty of preparation space for slicing and dicing. Oak coats the central island, within which is inset a gas hob beneath an extractor fan. Other appliances include an AEG oven and fridge with a large Belfast sink adding a traditional element. Enjoy casual family dining in this light, bright and homely space.

Contemporary yet durably practical grey flooring extends underfoot, concluding at the set of bespoke oak and glass double doors, harmonising with those seen on the opposite side of the home, leading through to the library.

Carpeted in blue, with bespoke, illuminated wooden bookcases and shelving, dimmable lighting gives this room an ambient glow. Snuggle up with a book or flow out through the patio doors into the garden. The ultimate scholar's sanctuary, the flexible layout of living rooms allows ample scope for use. Opening up from the kitchen, and across the hall from the living room, this room could also serve as a family room for children's play.

BATH, BED & BEYOND

Returning to the entrance hall, note the understairs storage for coats, shoes and cleaning essentials, before ascending the carpeted stairs to the landing.

Café au lait tones decorate the landing, with the crisp white walls and fawn carpet underfoot. Stepping up to the right, spy a dedicated area of shelving, slipping through to the second bedroom.

With its pretty duo of arched windows framing verdant views and Velux windows set within the vaulted ceiling, light streams into this large double bedroom, even on days which otherwise feel rather typically 'British dull'. With wooden flooring underfoot reflecting the light, this room embraces an expansive and bright atmosphere making it a haven in which to read or work.

Refreshment and relaxation await in the family bathroom, another light, bright room courtesy of the rooflight above. Natural stone style tiling adds a spa feel to this soothing room, with bespoke shelving ideal for stacking your fluffy towels. Soak away the aches in bath, fitted with overhead shower. There is also a wash basin, WC and contemporary white towel radiator.





SWEET DREAMS

Next door, the master bedroom is large, light and airy, with its own private ensuite featuring walk-in shower and tiled in a similar refreshing manner to the bathroom. Extended to comprise the fifth bedroom, there is a convenient and spacious dressing area to one end, replete with fitted wardrobes, illuminated by LED spotlights at their doors. Dressed in colours embodying a heritage feel, which along with the diffused light of two windows render soft hues, this master is a true sanctuary to return to each evening.

Nestled to the rear and overlooking the garden is the second of the three guest bedrooms, a comfortable double with views of the treeline. Next door, overlooking the front garden a fourth double bedroom awaits, each room combining to take on the diffused, serene peace of the home.





SLICE OF PARADISE

An extension of the home's good vibes, the gardens outside flow with colour and textured appeal. To the rear, well-stocked plants permeate the borders, which have matured and evolved over time to give a full and natural appearance. A wildlife garden in the true sense, a pond encourages frogs and other amphibians, whilst bee-friendly flowers attract all sorts of pollinators including butterflies, bees and dragonflies. Keep your eyes peeled for a friendly hedgehog or two.

Two well-placed patios provide pockets of serenity in which to sit back and capture the sun in both the morning and afternoon and in evening through to twilight.

To the front, ornamental planting also encourages bees in the lavenders, sedum and sweet William.

"In summer and autumn when the gardens are lush, we throw open both sets of patio doors so that we can walk and wander in and out of the house through different entrances."





FURTHER AFIELD

With a substantial garden and four bountiful bedrooms, it is easy to appreciate the strong appeal No. 28, Larkfield Close will have for families. Schools are a huge factor in the popularity of the Greenmount area, with both Greenmount Primary School and Hollymount within easy walking distance. Various local secondary schools are also close by, including nearby Woodhey. There is also a playground only a short walk from the front door.

Close by, there are many restaurants and pubs all within walking distance and varying in cost and cuisine. Enjoy fine dining Hearth of the Ram in Ramsbottom, who also serve a vegan menu, or at the nearby Miller and Carter on the corner.

Walks are in abundance. Head down the Tottington Lines, a nature trail along the disused railway line between Bury and Greenmount; hike up Holcombe Hill, or head through Greenmount Golf Course or over the fields to Hawkshav.

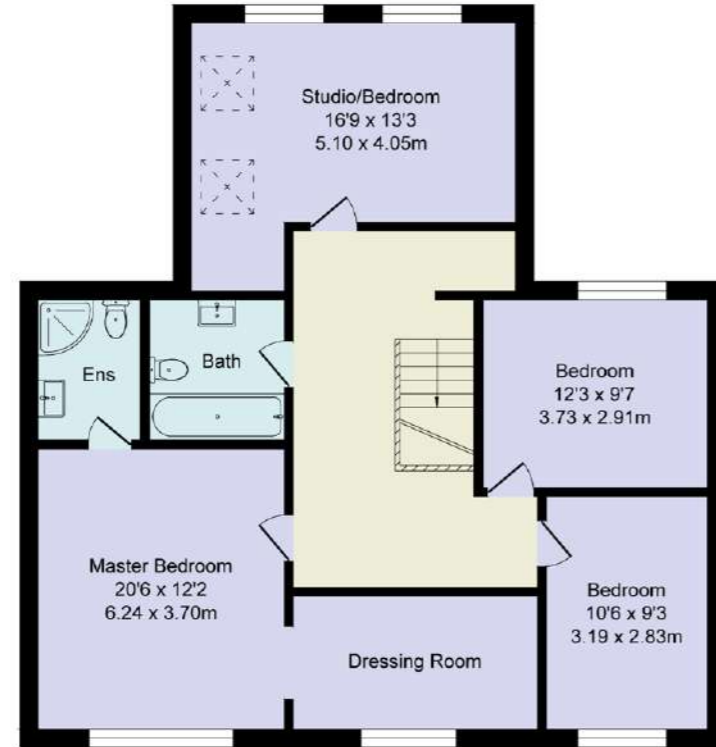
For days out and a taste of local culture and history, pay a visit to Bury and its Art Gallery or the Fusilier Museum.

Amenities are ample and easily found close by, with a local Co-op, two chemists and cafes in walking distance. Why not visit the local garden centre at Summerseat. A local bus service runs into Bury from where Manchester can be easily reached, with its national and international connections.

With its sought-after location, versatile spaces, soothing style and beautiful gardens, No. 28, Larkfield Close is the ultimate retreat; a relaxing home where the soul feels at peace.



Ground Floor
 Approx. Floor Area 1795 Sq.Ft (166.8 Sq.M.)

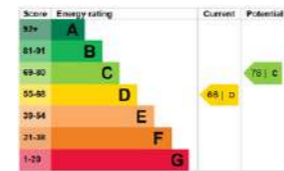


First Floor
 Approx. Floor Area 1067 Sq.Ft (99.1 Sq.M.)

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LARKFIELD CLOSE

GREENMOUNT



Total Approx. Floor Area 2862 Sq.ft. (265.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only





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WAINWRIGHTS
ESTATE AGENTS

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