



# MOOR HOUSE

BURY



## UNRIVALLED APPEAL

Imposingly set back on around three quarters of an acre, in one of Bury's most sought-after locations, discover the unique architectural delights of Moor House.

A grand post-war home, Moor House strikes a distinctive and discerning pose, beneath its handsome green slate roof, with the appealing curves of its Oriel windows. Pulling through the wrought iron, remote controlled, gated entrance and along the block paved driveway, ahead there is an integral double garage and separate, detached brick-built garage for both parking and storage.

Neatly manicured lawn to the front features mature planting with established hedging providing privacy and shelter, illuminated by a traditional Victorian-feel lamppost and enhanced by an attractive water feature. To the front of the home, a sheltered verandah next to the front door is the perfect place to sit and watch the world go by.







## WELCOME HOME

Make your way to the pillar box red front door and step into the elegantly curved entrance porch, where ornate stained-glass windows invite light indoors. Cream tiling underfoot flows through from the porch into the entrance hall, accessed through glazed double doors.

Instantly setting the standard of spacious, serene living, the entrance hall is broad and bright and brimming in light; dressed in muted shades of cream and white. The staircase, sweeping up and curving into the Oriel window above, is a magnificent feature, with a feature pendant adding sophisticated illumination after dusk.

Freshen up in the cloakroom on the immediate left of the front door, where the comforting curve of the wall is another utterly unique feature. Part-tiled, this room is furnished with wash basin and WC. Another door to the right of this room reveals ample understairs storage, ideal for coats and shoes and cleaning essentials.

Crossing the entrance hall, glazed doors to the right of the front door allow light to flow freely in and out of the music room. Sumptuously sized, and dressed in shades of cream and gold, this room has a formal feel, furnished with gas fireplace, and with ornate coving and ceiling rose overhead.



## LIGHT-FILLED LIVING

Returning to the entrance hall, by the foot of the stairs, open the glazed door into the formal lounge. Dressed in pale, neutral shades once more, this soothing, relaxing room mirrors the elegance of the music room in its embellished coving and ceiling rose. Light flourishes in through a large window overlooking the private front garden. Inset within a large inglenook, a feature fireplace instils the room with grandeur and warmth, with feature windows drawing in yet more light from the sides.

Directly ahead from the front door, a wooden door with stained-glass window opens to deliver you through to the spacious kitchen. Taking the cream tiles through from the entrance hall, this large and light-filled kitchen is brimming with storage, with cabinetry to both sides of the large, central island, which contains an inset sink (another sink to the rear features a Quooker instant boiling tap), built-in wine rack, further storage, pan drawers and breakfast bar seating for four.







## SAVOUR THE VIEWS

Integrated appliances include a bank of ovens (including microwave oven and warming drawer), gas and electric hobs, extractor hood and dishwasher. Warmed by underfloor heating and with so much preparation space, this is both a practical and sociable dining-kitchen. Curved windows to the rear frame verdant views out over the rear garden, whilst a set of French doors opens to provide instant access out to the patio for alfresco brunches and summer barbecues.

Turning right from the kitchen, enter a spacious utility room, furnished with plenty of cabinetry and plumbing for washers and dryers. Open the stable door and step outside to dry your clothes in the fresh air.

Another door opens from here to connect you to the first of the two garages. Supremely spacious, this double garage is ideal for storage or cars, and also leads to a small home gym which could easily serve as a home office.



## FAMILY TIME

Opening up from the kitchen is also a large breakfast/dining room, where a curved corner window serves up scintillating views over the immaculately manicured rear garden. A visually arresting room, this space also features a handsome fireplace to the corner with gas fire.

Follow the easy flow of this home through a set of glazed double doors to arrive at an impressive sunroom with bar. Ideal for entertaining or simply relaxing and unwinding, walls of windows keep a constant connection with the outdoors, with French doors opening to the composite decking with feature lighting for indoor-out living in the summer months. With plenty of space for sofas,

the curving built-in, bespoke bar is the pièce de résistance, oozing Art Deco glamour and with a curved glass bar top, ideal for perching with a cocktail with friends. Air conditioned, keep your cool even in the height of summer.

After an evening of entertaining and laughter amongst friends, ascend the stairs from the main entrance hall, arriving at the curved first floor landing, where stained-glass Oriel windows invite light in from the front.







## BEDTIME BECKONS

From the galleried landing, make your way to the left and into the second largest bedroom. A wealth of fitted furniture including wardrobes, drawers and dressing tables provides the ultimate in storage, with plenty of room for a double bed. Overlooking the landscaped front garden, this room is awash with light.

Freshen up in the ensuite bathroom, with walk-in wet room shower, metro-tiled to the walls and also furnished with wall mounted wash basin, chrome heated towel radiator and WC.

Returning to the landing, turn left into the family bathroom. Aqua blue shades to the upper wall harmonise with a band of navy-blue feature tiling, with white tiles to the lower walls.



## SOAK & SLEEP

Hosting a shower cubicle, vanity unit wash basin, with blue countertop, WC and large corner bath with showerhead attachment, observe the ornate corning to the ceiling and attractive stained-glass window overlooking the rear garden.

From the top of the landing, sneak a peek at the room across the way. Carpeted in greige underfoot, this third bedroom, a good-size double, is currently used as an upstairs living room, with fitted wardrobes, ornate corning, and shuttered windows to the front.

Opposite this bedroom, another double bedroom awaits. Fitted wardrobes, drawers and dressing table in a modern taupe-grey feature alongside a double bed, whilst views extend over the garden to the rear and beyond to the field and woodland. Refresh in the ensuite, with shower, wash basin and WC. Part tiled in white with a feature band of blue to the walls and with a patterned floor, this room offers guests peace and privacy.







## BRIMMING WITH POTENTIAL

Continue along to arrive at the smaller of the five bedrooms; again, light and bright and with far reaching views over the garden and countryside to the rear. Currently accommodating a single bed, there is ample space for a double, should you wish to remove the fitted furniture that runs along the walls providing so much storage. As in so many of the rooms at Moor House, detailed cornicing skims the ceiling for a refined finish.

Along the landing, the cleverly designed storage capacity of Moor House can be seen once more in the fitted cupboards to either side of an inner landing which leads to another capacious bedroom. Nestled above the garage extension, fitted drawers, wardrobes and dressing tables wrap around the bedroom, with light spilling down from high windows.

Enjoy a refreshing spritz in the private ensuite, fully tiled to the walls and floor and furnished with vanity unit wash basin, WC and freestanding shower.

Consider the potential in this bedroom to remove the fitted wardrobes to the rear of the room and replace them with a balcony. Imagine waking up to ever-changing vistas over the garden and countryside and taking your morning coffee whilst watching the wildlife outdoors. Bliss. Accessed via the inner landing, there is potential to restructure the current ensuite and fifth bedroom to create a walk-in wardrobe and luxurious ensuite; thus creating a new and sumptuous master suite.



## ENTERTAIN INDOORS & OUT

Landscaped gardens to the front are framed in high hedging and secure fencing. To the rear, lush lawn is neatly mown and maintained, with ample room for rest and relaxation on the decking and patio areas, which are easily accessed from the kitchen and bar-conservatory - ideal when entertaining. Raised beds are beautifully planted with mature shrubs including a brightly coloured magnolia, whilst high hedging to the side provides shelter and privacy from neighbours.

Beyond the fence to the rear is another third of an acre field belonging to the property, a tennis court would fit nicely here.







## NEAR & FAR

Perfectly placed for families, this spacious and grandly designed home affords easy access to a number of local early years providers in both Bury and Walshaw, whilst there are several primary schools close by including: Lowercroft Primary School; Greenhill Primary School; Christ Church Ainsworth; Chantlers Primary School and Guardian Angels Roman Catholic Primary School.

Moor House is also in the catchment area for Bury Grammar School and within commuting distance of the prestigious and independent Bolton School.

With everything you need at your fingertips, discover the handy amenities on your doorstep including a handy local Co-op for everyday essentials, a health centre, chemist, Post Office, butcher, launderette and hairdresser all just a short car ride away.

Savour the restaurants within easy reach, including local Italian restaurants Casalingo and Rapallo. There are also a number of traditional pubs, including The Black Bull, The Rose & Crown and the Duke William Inn.

For fresh air, exercise and leisure, take a stroll or hike around Ainsworth Woods and the three picturesque fishing lodges to the rear of Moor House or take to the water at Elton Sailing Club at Elton Reservoir; perfect your swing at Harwood and Brightmet Golf Clubs or enjoy the heated pools and spa facilities at the Stables Country Club and Elton Vale Sports Club. Burrs Country Park is also easily accessible in under 15 minutes by car.

Commute with ease into nearby Prestwich, Whitefield and Bury for shopping and restaurants.

Grand, uniquely built and overflowing with period charm whilst embracing all the comforts of contemporary living, Moor House offers the ultimate in entertaining and modern family living.

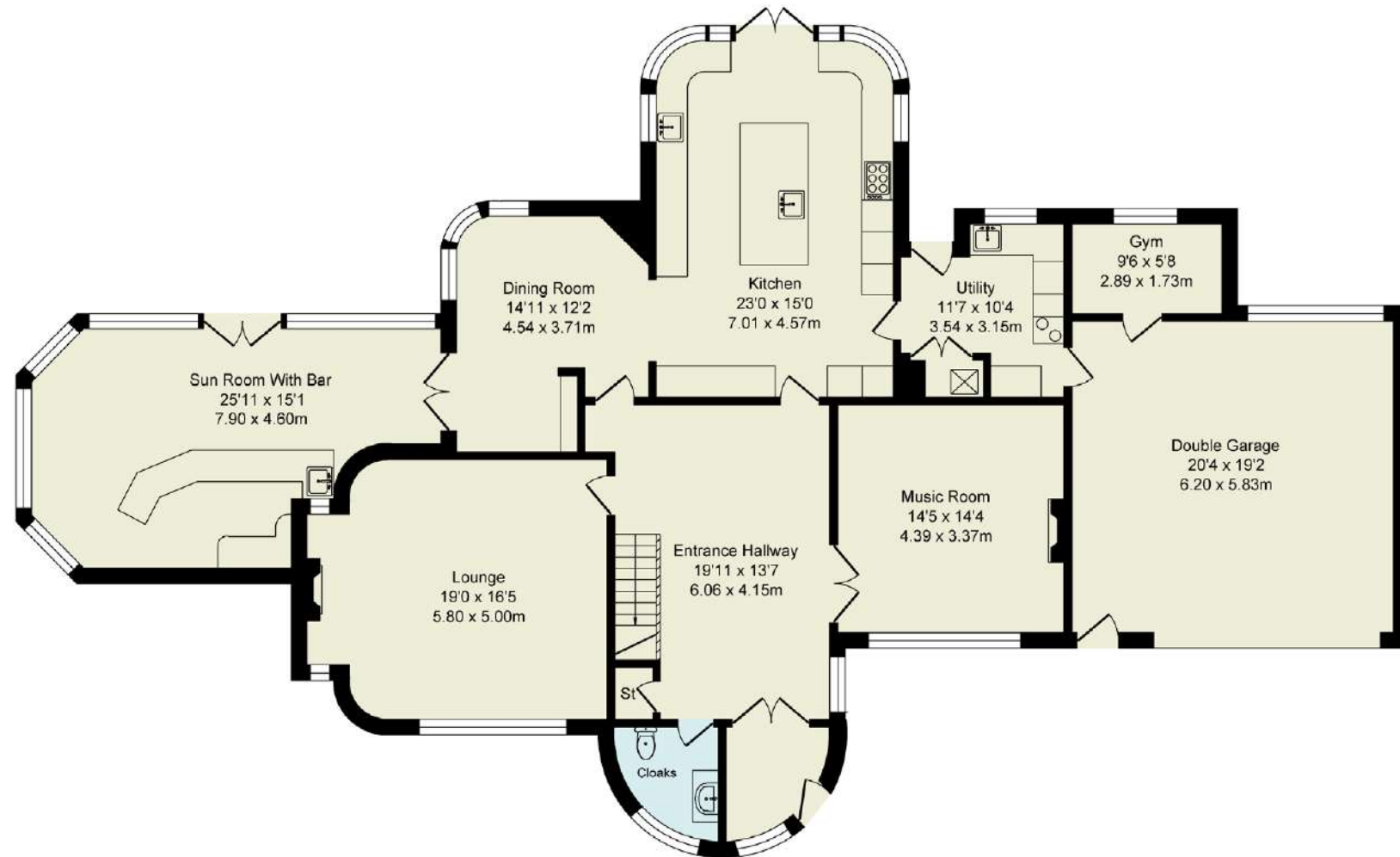
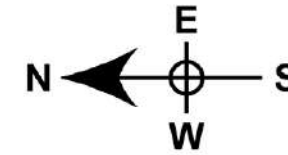


Total Approx. Floor Area 4445 Sq.ft. (416.5 Sq.M.)

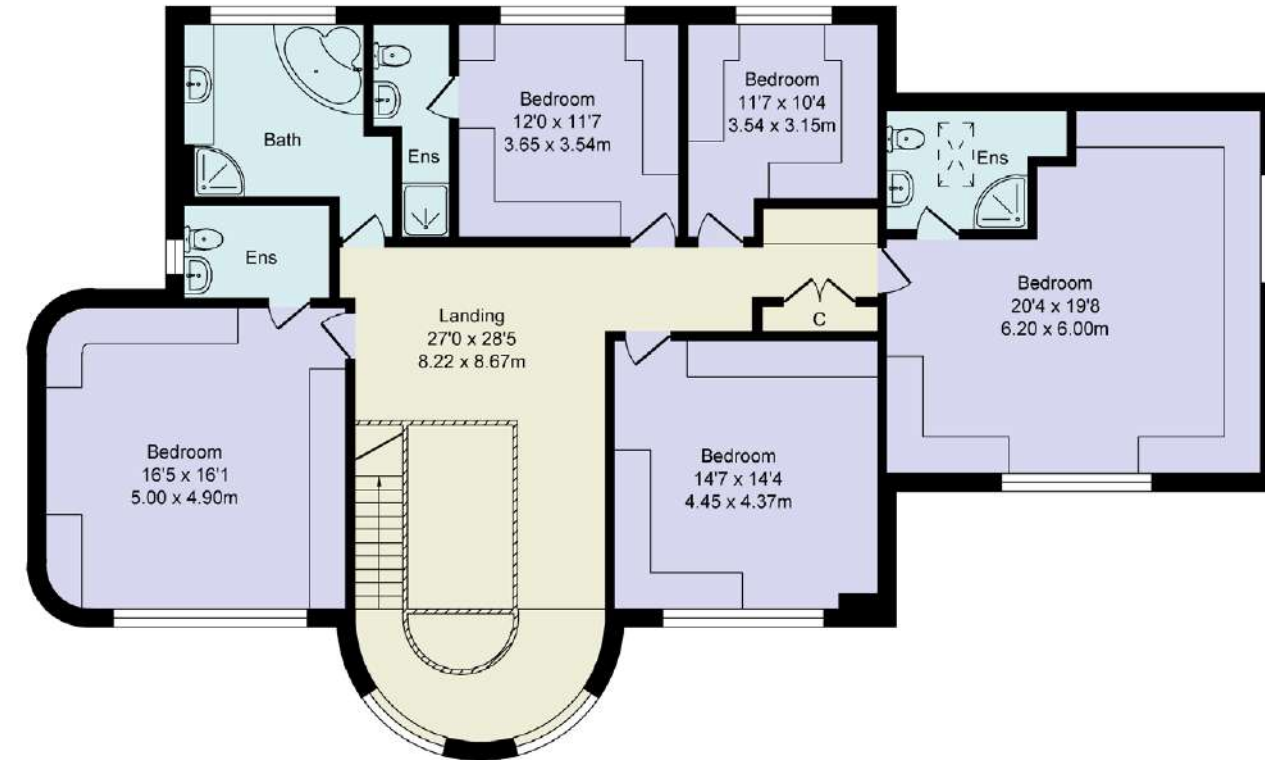
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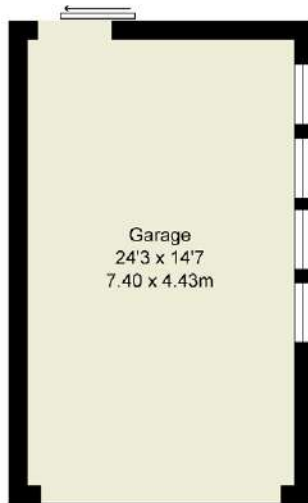
MOOR HOUSE  
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Ground Floor  
Approx. Floor Area 2321 Sq.Ft (215.6 Sq.M.)



First Floor  
Approx. Floor Area 1810 Sq.Ft (168.2 Sq.M.)



Garage  
Approx. Floor Area 352 Sq.Ft (32.7 Sq.M.)



**FINER DETAILS**

- Magnificent Five Bedroom Detached Home
- Overflowing with Victorian Character
- Set Over 4000sqft within three quarters of an Acre Plot
- Four Spacious Reception Rooms
- Open Plan Kitchen Dining Room with Underfloor Heating
- Feature Staircase with Curved Oriel Windows
- Five Double Bedrooms, Three with En-Suites
- Beautiful Manicured Gardens with Stunning Views to the Rear & Side
- Electric Gated Entrance to Large Driveway for Several Vehicles
- Integral Double Garage & Brick-Built Detached Garage
- Freehold
- Council Tax Band H





# MOOR HOUSE

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## WAINWRIGHTS

ESTATE AGENTS

To view Moor House

Call 01204 773556

Email: [sales@wainwrightshomes.com](mailto:sales@wainwrightshomes.com)