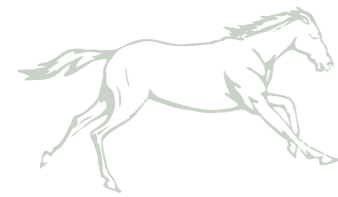


Set in circa eight to nine acres and with views across the valley to Walmersley and Birtle, the current owners have transformed this beautiful home to achieve its full potential.



# METICULOUSLY UPGRADED

The numerous improvements included extending it to accommodate a large open-plan dining/living kitchen, a spacious lounge and a master bedroom with an en suite and walk-in wardrobe. Overall, the work resulted in additional living space, three good-sized double bedrooms and a generous single. During the renovations, the original rear stone wall, door, and window lintel were carefully rebuilt to preserve the home's original appearance. In the loft, Velux windows and eaves storage offer the potential for further development if more space is needed. Outside, the extensive grounds became an equestrian's dream, with stabling and riding arena ready to go.



# UNDERSTATED LUXURY

A second electric gate provides a further secure parking area, adding to the property's safe and secluded feel. Painted in muted green and featuring elegant panelling, decorative angular glazing and a pointed arch, the front door opens in a spacious, dual-aspect stone porch.

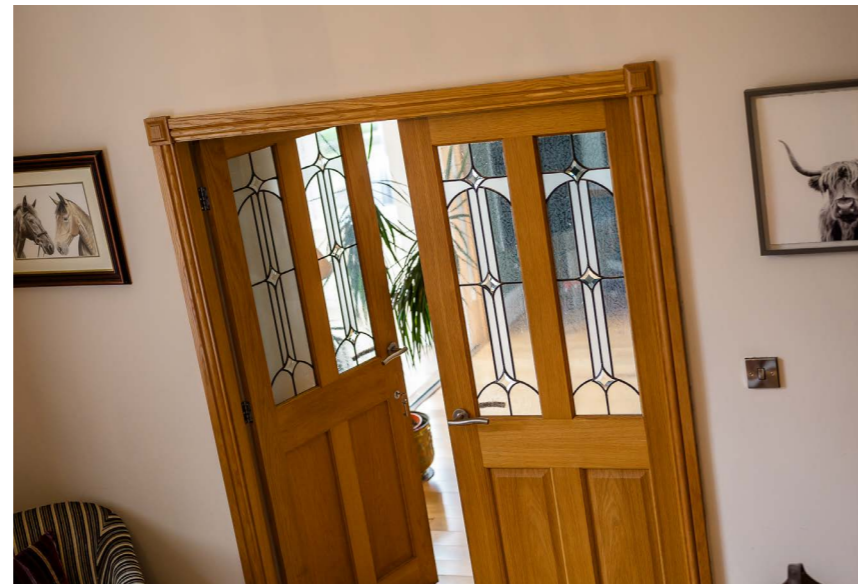
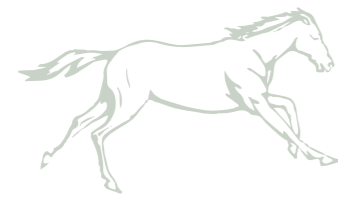


Hazel Hall is located in a friendly village within strolling distance of Summerseat Nature Reserve. Facing away from the road, the house could be mistaken for a row of terraces hidden behind mature trees. But as you turn through the electric gates and down the sweeping block-paved driveway, it reveals its charming stonework and the peaceful rural scenery all around.



## LIGHT & SPACE

In the hallway beyond, warming two-tone paintwork bridges the beautiful oak flooring matching the staircase, skirtings, architraves and doors, and the coving framing an ornate central rose with an elegant chandelier. Follow the oak flooring through the double doors into a living room brightened by multiple windows, which are offset by soft green accents to the coved walls and gold-coloured chandeliers to the ceiling roses.





Meanwhile, bifold doors reveal a fabulous conservatory with French doors onto the wrap-around deck, incredible country views, and practical tiling. Open and airy in summer but comfortable and cosy in winter due to the wood-burning stove set in an open brick fireplace, the entire living space is perfect for big gatherings and parties, whatever the season.



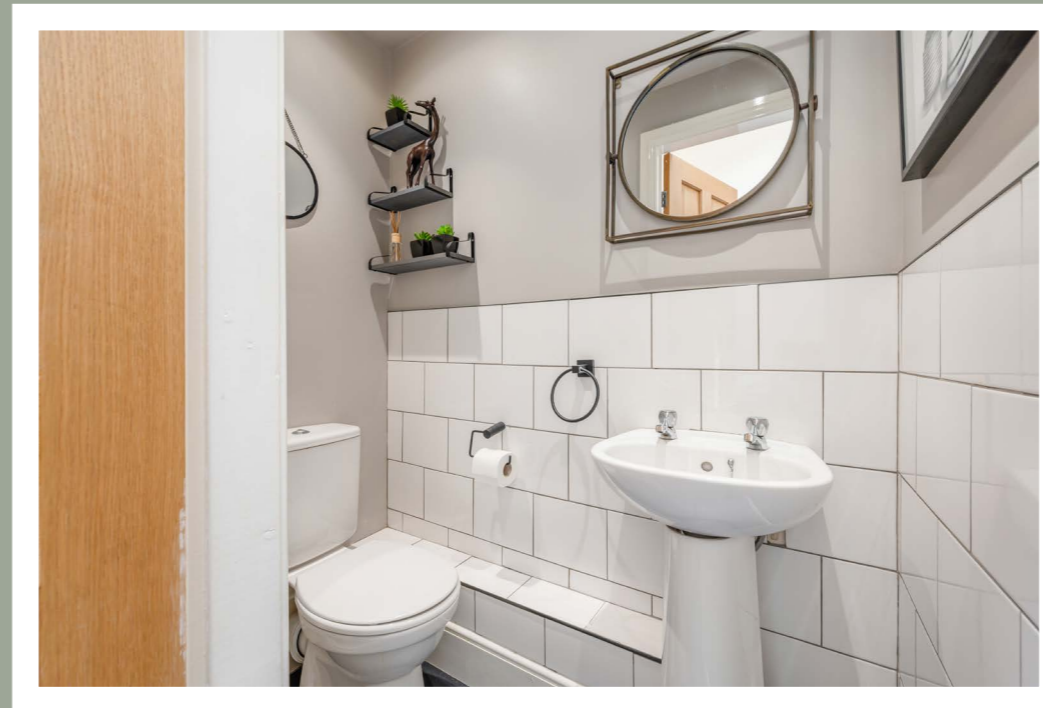


Just off the hallway, you'll also find a sizable office fitted with cream carpet to complement the coved walls before heading across the hall to discover the fantastic open-plan dining kitchen. In the dining and seating area, soak in the view of the paddocks beyond through the glazed double doors and transom windows that reach the ceiling.



Warmed by tall designer panelled radiators, this relaxed family hub connects into a spot-lit kitchen featuring a vaulted ceiling and Velux windows. This creates an airy and spacious setting for drinks at the island bar, cooking, entertaining, or watching TV.



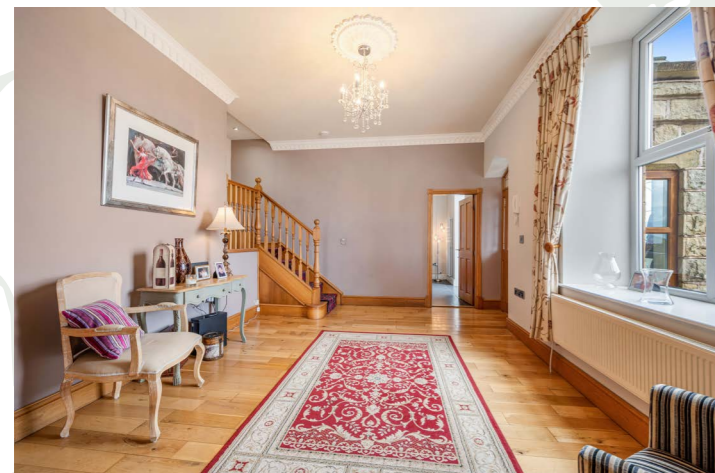


For now, continue into a utility with format floor tiles like the dining kitchen, additional cupboards and worktops, and access to a two-piece WC. The vaulted ceiling also provides space for hanging laundry out of the way on a ceiling-mounted clothes dryer. In the adjoining boot room, which is reachable from the terrace, you'll find lots of hanging space, cupboards, and storage to allow you to return from the stables or a muddy walk, kick off your boots, hang up wet jackets, and clean up the dogs before entering the main house.

There's a great range of wooden shaker-style cabinetry with black granite worksurfaces, mosaic-tiled splashbacks, an integrated Rangemaster cooker with extractor hood, an American-style fridge-freezer, and an in-built dishwasher. Large windows with Venetian blinds and a slat wooden door overlook the back of the house. To one side of the living room, a hidden staircase leads to a cellar ideal for storing your wine collection.







From the hallway, a patterned runner carpet flows up the dog-leg staircase and across the landing. On this floor, the four bedrooms are decorated with neutral walls and carpets.



The three double bedrooms face the front to enjoy the spectacular scenery. The orientation also allows you to check on the horses grazing in the fields in the summer or tucked up in their stables in the winter the moment you awaken.

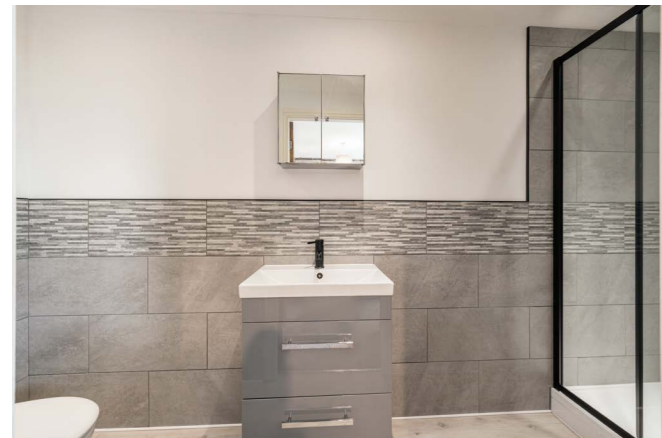




## & SO TO BED...

Lit by two south-facing windows, the huge master bedroom fills one side of the house and has a walk-in wardrobe and a fully tiled, monochromatic en suite containing a shower enclosure, double vanity basin unit, mirrored cabinet, chrome heated towel rail and toilet.





The middle bedroom features up-and-over wardrobes and cupboards and a stylish three-piece en suite shower room with high-end tiling, fixtures and sanitaryware. There's another exceptionally spacious double to the other side and a generous rear single. In addition, you'll find a spot-lit family bathroom, where traditional tapware on the pedestal basin echoes the Victorian-style taps and shower attachment on the luxurious, double-ended roll-top bath with claw feet. Decorated with grey carpet, glossy tiles, and floral wallpaper, it also comes with a corner shower, in-built storage, a toilet, and a cast-iron radiator with towel rail.



Accessed by a drop-down ladder, painted white, and fitted with a cream carpet, the fully converted loft is a great place to set up a home gym, library, or play space illuminated by recessed spots and Velux windows. There are also plenty of eaves storage cupboards.





## RURAL DREAMS

Outside, the large driveway provides gated access to the stable block and riding arena, with paddocks lying beyond. The current setup includes five very large stables plus a secure tack room and additional shed for straw/hay storage. However, you'll probably spend most of your time relaxing, wining, and dining on the gorgeous stone terrace or the tiered deck (with steel and glass balustrade) wrapping around the conservatory.





This steps down onto a paved pathway and a substantial lawn enclosed with wrought-iron fencing, a beautiful floral feature stone well, and a pergola with climbing plants. It's also great for wildlife, as it is trimmed with stone-edged plant borders and peppered with trees. Facing southeast, the grounds enjoy sunlight throughout the day, including stunning sunrises, while lantern lampposts cast a soft glow during the evening.





## ON YOUR DOORSTEP

The picturesque village of Summerseat lies in the Irwell Valley, just south of Ramsbottom – a delightful market town 3.9 miles northwest of Bury and 12 miles from Manchester. Summerseat is a stop on the East Lancashire steam railway due to the village's beautiful stone cottages and walks to Holcombe Hill. Drop by the local garden centre for tea, cake, and deli treats before or after exploring Summerseat Nature Reserve, which is enjoyed for its wildflowers, dragonflies, wetlands, and woodland glades. The village is home to two popular public houses – the Footballers Inn and the Hamers Arms – serving good food and ales, a coffee shop, and an Italian restaurant. Besides this, you'll find a convenience store and garage, while the adjoining villages of Greenmount and Holcombe offer a good range of everyday amenities, including well-rated primary schools. For example, Holcombe Brook Primary (Ofsted-rated 'Good') is just 11 minutes on foot, with several secondaries within a short drive and grammar schools in nearby Rossendale and Bury.

In Ramsbottom, popular shops, boutiques, restaurants and bars (including an award-winning brewery) abound. In the town centre, stop by the Theatre Royal for some culture and make sure you're around for the highly tempting Ramsbottom chocolate festival and the annual black-pudding throwing world championships allegedly dating back to the War of the Roses. There are also plenty of amenities, such as supermarkets, a library, a dentist and a leisure centre, to cater to your day-to-day needs.

The surrounding rural landscape provides endless walks and days out, including Holcombe Hill – home to the historic Peel Monument and a great viewing point for stargazing or watching firework displays – and several parks and nature reserves on your doorstep.

The local section of the Irwell Sculpture Trail in nearby Nuttall Park is another popular route, but across the river, you'll also find a waterside sports stadium, football and cricket club. Within an hour's drive, you can explore the Peak District and Yorkshire Dale National Parks, the Forest of Bowland AONB, and the West Coast.

The riverside setting and heritage railway continue in Bury, named the Greater Manchester Town of Culture in 2021. Make sure you pick up fresh produce from the market or take advantage of the town's Purple Flag status whenever you fancy a night out. The Met is also renowned for its English folk festivals, comedy and theatre.

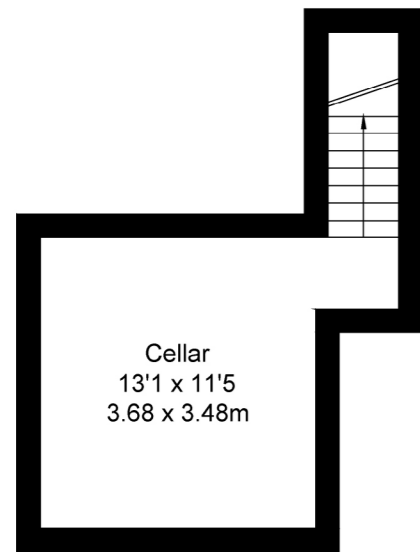
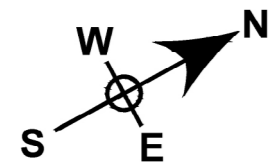
Travelling around the area is simple. Hop onto the M66 running alongside the town to join the M62 and M60 for quick links to Manchester (12 miles), Liverpool (40m), and Leeds (45m). You can also reach Chorlton Street in Manchester by bus, an hourly service that runs from the stop by St Paul's Church, or hop on a train at Entwistle station for a 45-minute commute. Additionally, Bromley Cross station runs Northern line services and trains to London Euston (c. 3 hours).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

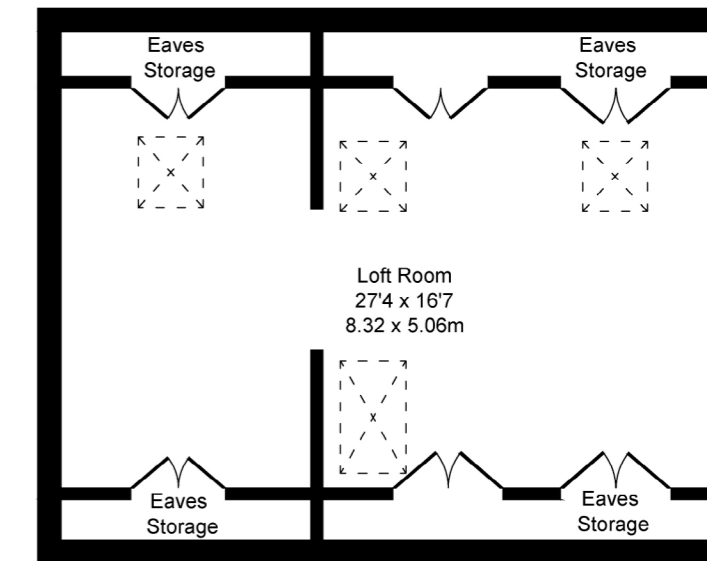
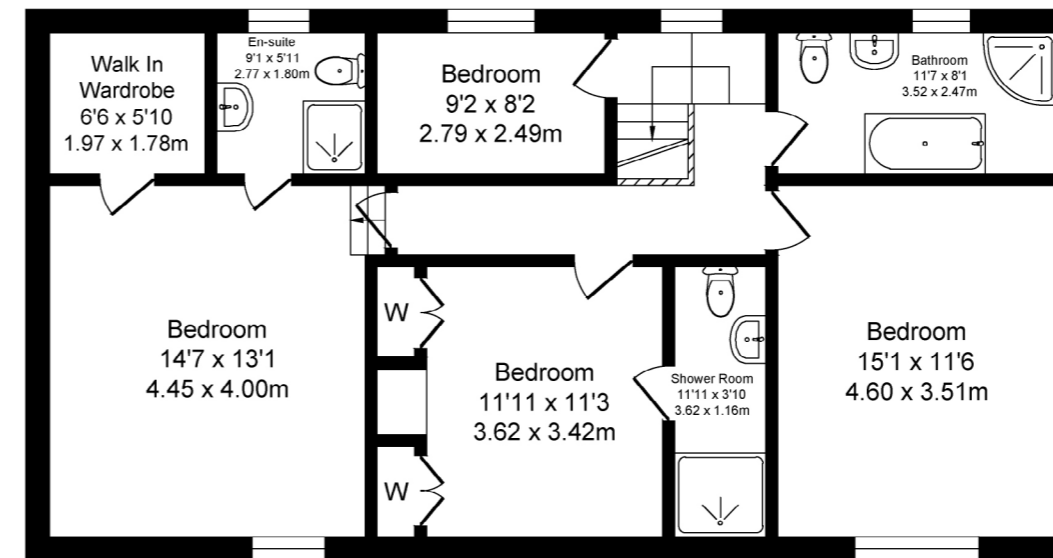
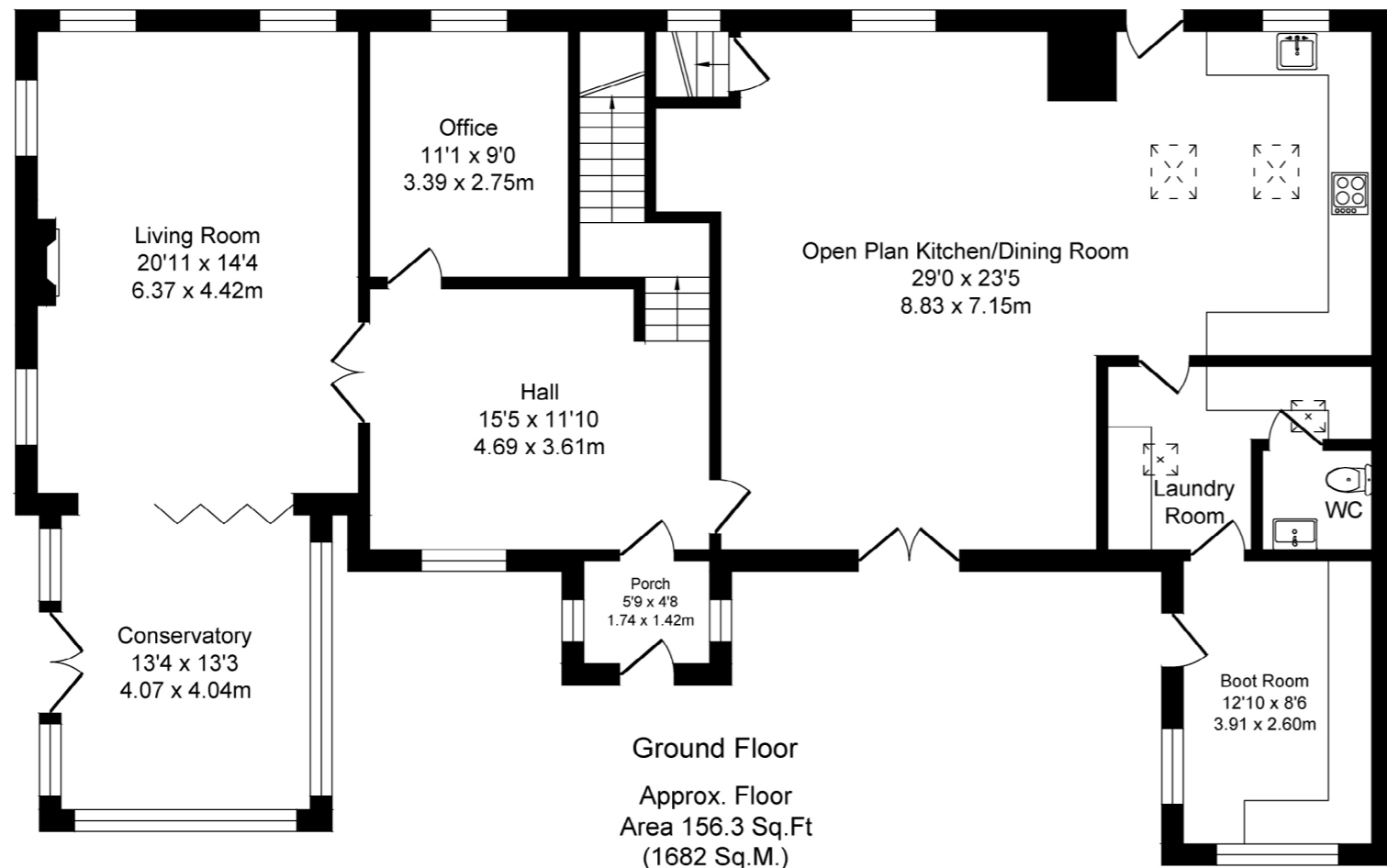
## Hazel Hall Farm Higher Summerseat Ramsbottom Bury

Total Approx. Floor Area 3183 Sq.ft. (295.7 Sq.M.)  
(Exclude Eaves Storage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Cellar  
Approx. Floor Area 173 Sq.Ft (16.1 Sq.M.)



## KEY FEATURES:

- Meticulously upgraded home set in approximately eight acres with stunning valley views
- Equestrian facilities including stabling and a riding arena
- Spacious living areas with open-plan kitchen, lounge, and beautiful master suite
- Elegant features like oak flooring, designer radiators, and ornate chandeliers
- Versatile converted loft currently used as a home gym
- Outdoor entertaining on the wrap-around deck, stone terrace, and tiered decking
- Located in a friendly village near Summerseat Nature Reserve with excellent local amenities
- Convenient transport links to Manchester, Liverpool, and Leeds with local train and bus services





Hazel Hall Farm, Higher Summerseat, Bury, BL0 9UG

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