



Charles Louis Homes Ltd  
4 Bolton Street  
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Bury  
BLO 9HX

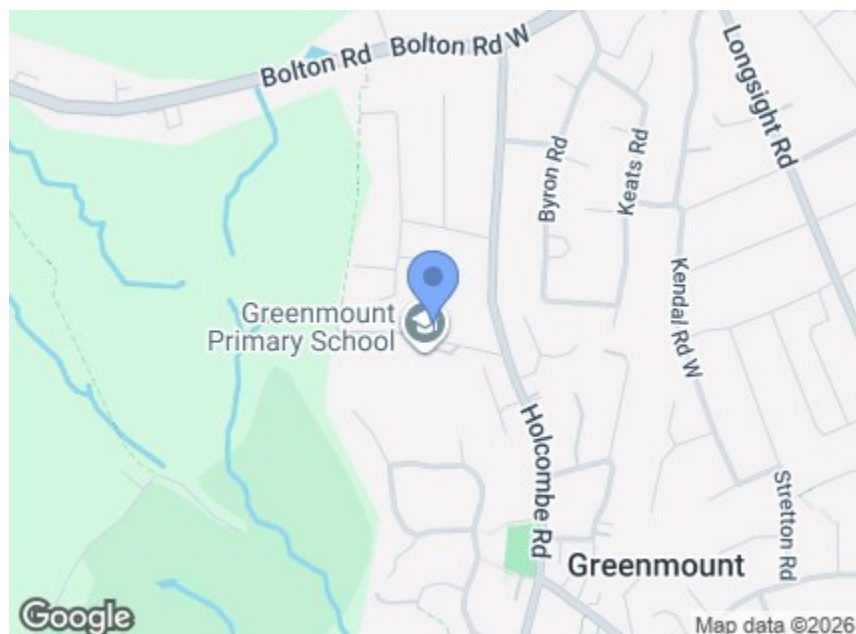
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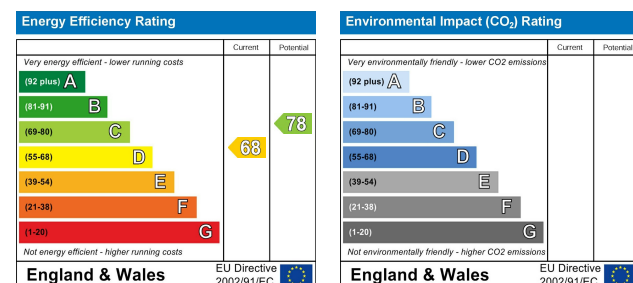
**TOTAL: 2840 sq. ft, 264 m<sup>2</sup>**  
Ground floor: 1333 sq. ft, 124 m<sup>2</sup>, 1st floor: 1261 sq. ft, 117 m<sup>2</sup>, 2nd floor: 246 sq. ft, 23 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILING: 133 sq. ft, 12 m<sup>2</sup>, WALLS: 229 sq. ft, 22 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**Directions**

Postcode - BL8 4HD What3words -  
///glance.grudges.strength



**2 Holhouse Lane**  
Greenmount, Bury, BL8 4HD

**Price £1,200,000**



- Immaculate Period Detached family home, set on a corner plot, behind gated access
- Stunning open-plan kitchen/diner, with island and separate utility room
- Spacious entrance hall with feature staircase
- Sought-after Greenmount location close to schools, amenities and countryside
- Four double bedrooms plus versatile second floor room
- Multiple reception rooms including living room, dining room and office
- Well-maintained rear garden with patio and lawn, with detached garage and ample parking
- Tenure - Freehold, Council Tax Bury band G, EPC rated pending

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 2 Holhouse Lane

## Greenmount, Bury, BL8 4HD

**\*\*IMACULATE PERIOD FOUR BEDROOM DETACHED FAMILY HOME\*\*SET BEHIND PRIVATE GATED ACCESS, WITH LARGE GARDEN & PATIO AREA\*\*DETACHED GARAGE & AMPLE DRIVEWAY PARKING\*\*** Occupying a generous position within a highly sought-after residential setting in Greenmount, this substantial and beautifully presented family home offers an impressive circa 2,840 sq ft of versatile living accommodation arranged over three floors. Finished to an exceptional standard throughout, the property effortlessly combines elegant proportions with modern, open-plan living—perfectly suited to growing families.

A welcoming and spacious entrance hall with a striking central staircase sets the tone, leading to multiple reception areas including a large living room with feature fireplace and garden views, a formal dining room, and a separate office ideal for home working. The heart of the home is the stunning open-plan kitchen, complete with a central island, integrated appliances and ample space for informal dining, with sliding doors opening directly onto the rear garden—creating a seamless indoor-outdoor flow.

To the first floor, the property boasts four well-proportioned double bedrooms, including an impressive primary suite with en-suite bathroom and dressing room, alongside additional bathrooms to comfortably serve family living. The second floor provides a superb additional room, ideal as a games room, gym or further bedroom, offering flexibility for a variety of uses.

Externally, the property enjoys a beautifully maintained rear garden with a lawn and patio seating areas, perfect for entertaining and family enjoyment, with a detached garage, a greenhouse, ample driveway parking, set behind electric gates. The home sits within a quiet and desirable development, close to excellent local amenities, well-regarded schools and countryside walks.

### Foyer

19'6 x 16'12 (5.94m x 4.88m)

A grand and welcoming entrance hall featuring a striking double staircase, creating an impressive focal point and offering access to all ground floor accommodation. Spacious and bright, setting the tone for the rest of the home.

### Living Room

16'10 x 20'1 (5.13m x 6.12m)

A beautifully proportioned main living room positioned to the rear, enjoying views over the garden. Centred around a feature log burner, this is a warm and inviting space ideal for relaxing or entertaining.

### Dining Area

12'7 x 15'3 (3.84m x 4.65m)

A versatile reception room currently utilised as a formal dining space, ideal for entertaining, but equally suited as a second sitting room or family room.

### Office

9'11 x 11'2 (3.02m x 3.40m)

Located to the front of the property, a well-proportioned study/home office, perfect for remote working or a quiet reading space.

### Kitchen Diner

12'7 x 20'2 (3.84m x 6.15m)

The true heart of the home—an impressive open-plan kitchen and dining space designed for modern family living. The kitchen has been fitted by Stuart Frazer and features a central breakfast island with stylish Corian worktops. High-spec integrated NEFF appliances include a full fridge freezer, induction hob with extractor, steamer oven, combination microwave and dishwasher. Additional features include a boiling water tap, waste disposal system and a separate drinks fridge. The space flows seamlessly into a dining area with direct access to the garden, perfect for indoor-outdoor living.

### Laundry

8'6 x 5'4 (2.59m x 1.63m)

A practical and well-appointed utility space providing additional storage and laundry facilities, conveniently located off the kitchen.

### Downstairs WC

8'6 x 5 (2.59m x 1.52m)

A useful cloakroom fitted with WC and wash hand basin.

### First Floor Landing

19'9 x 15'10 (6.02m x 4.83m)

A spacious landing, with stunning views, leading off to four double bedrooms, family bathroom and access to loft room.

### Bedroom One

12'7 x 14'11 (3.84m x 4.55m)

An impressive principal suite offering excellent proportions, complete with a dedicated dressing room and luxurious en-suite.

### Ensuite

8'6 x 12'8 (2.59m x 3.86m)

A stylish four-piece bathroom featuring a walk-in shower, bath, WC and wash hand basin, finished to a high specification.

### Dressing Room

11'6 x 11'10 (3.51m x 3.61m)

A superb addition providing ample fitted storage and organisation space.

### Bedroom Two

12'7 x 13'11 (3.84m x 4.24m)

A generous front-facing double bedroom benefiting from its own en-suite bathroom.

### Ensuite

8'6 x 4 (2.59m x 1.22m)

Well-appointed and finished to a high standard, providing convenience and privacy.

### Bedroom Three

13'9 x 9'11 (4.19m x 3.02m)

A spacious double bedroom overlooking the rear garden, complete with its own en-suite facilities.

### Ensuite

10x 4'2 (3.05mx 1.27m)

Fitted with modern fixtures and finishes, providing a private shower room to the bedroom.

### Bedroom Four

13'9 x 9'11 (4.19m x 3.02m)

A well-sized front-facing bedroom, currently arranged as a twin room, ideal for children or guests.

### Bathroom

10 x 6'4 (3.05m x 1.93m)

A fully tiled, high-quality four-piece suite comprising bath, walk-in shower, WC and wash hand basin.

### Loft Room

32'5 x 6'11 (9.88m x 2.11m)

A fantastic additional living space offering versatility as a games room, cinema room, gym or further bedroom, depending on requirements.

### Gardens & Grounds

The property sits within generous grounds featuring a large, well-maintained rear garden laid mainly to lawn, with patio areas ideal for outdoor dining and entertaining. A further side garden adds additional outdoor space and flexibility and also has a greenhouse.

### Driveway & Garage

Accessed via electric gates, the property benefits from a substantial driveway providing ample off-road parking, along with a detached garage offering further storage or secure parking.