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Bury  
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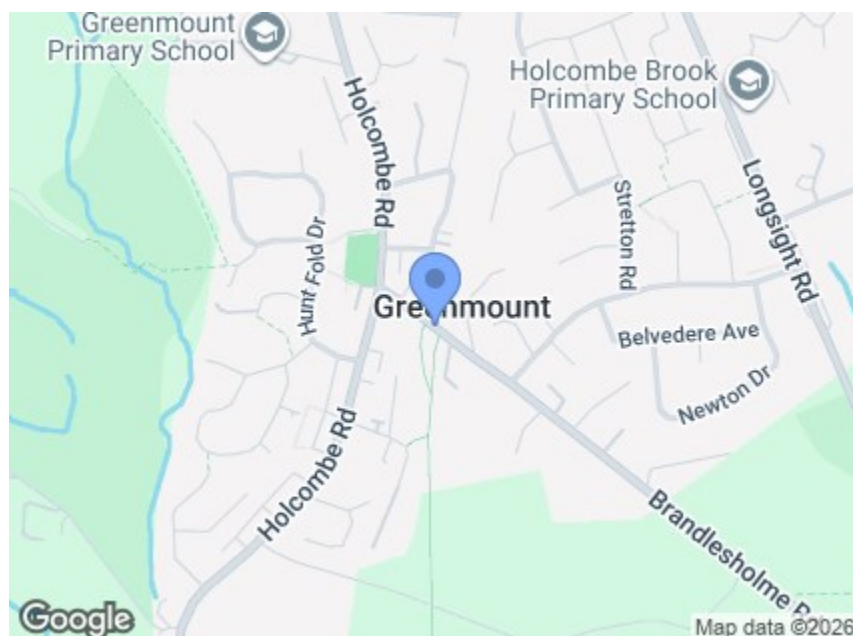
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HOMES LIMITED

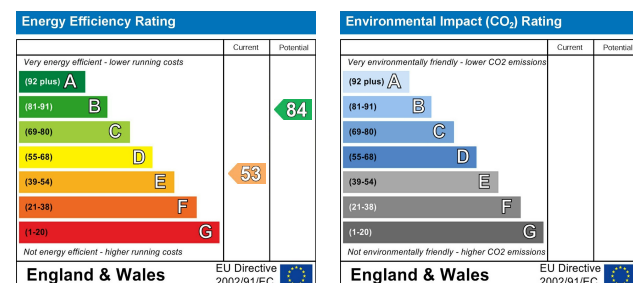


GROSS INTERNAL AREA  
TOTAL: 139 m<sup>2</sup>/1,496 sq ft  
BASEMENT: 36 m<sup>2</sup>/386 sq ft, GROUND FLOOR: 70 m<sup>2</sup>/758 sq ft, FIRST FLOOR: 33 m<sup>2</sup>/352 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

Postcode - BL8 4DR What three words -  
///pits.debit.drunk



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34 Brandlesholme Road  
Greenmount, Bury, BL8 4DR

Offers over £425,000



- Distinctive 1800s stone barn conversion set across split levels in the heart of Greenmount
- Retains original character features including exposed beams, vaulted ceilings and stonework
- Impressive lounge with circular feature window and dramatic vaulted ceiling
- Spacious principal bedroom with walk-in wardrobes and large ensuite bathroom
- Two further double bedrooms, one currently used as a fitted home office with fibre broadband
- Traditional kitchen with solid wood cabinetry, dining area, utility space and modern family bathroom
- South-facing terraced garden, driveway parking and easy access to village amenities, parks and schools
- Council Tax - Bury band E, EPC rated E

# 34 Brandlesholme Road

## Greenmount, Bury, BL8 4DR

**\*\*1800's STONE BARN CONVERSION\*\*THREE DOUBLE BEDROOMS\*\*IN A QUIET, WELL SOUGHT AFTER LOCATION\*\*GARDEN & PARKING\*\***Steeped in character and rich with history, 'Nailers Barn' offers a truly individual living experience. Once part of a former manor estate and dating back to the 1800s, this distinctive stone barn conversion combines heritage features with modern comfort, creating a home full of warmth, depth and charm.

Set beneath a traditional Yorkshire stone roof, the exterior hints at the craftsmanship within. Inside, the property unfolds across split levels, revealing exposed beams, vaulted ceilings and beautiful stonework at every turn. The main lounge is a stunning centrepiece, with its dramatic ceiling height, circular window and rustic beams drawing in light and character.

The home's unique layout provides both privacy and connection between spaces. The principal bedroom enjoys its own level, complete with walk-in wardrobes and a generous ensuite bathroom featuring a corner bath and separate shower. Two further double bedrooms, both with vaulted ceilings and built-in storage, offer flexible living options — one currently serves as a stylish home office with fitted furniture and high-speed fibre broadband.

At the heart of the home, the kitchen and dining area blend traditional style with practicality. Solid wood cabinetry, exposed beams and integrated appliances create a welcoming setting for family gatherings, while a stable door leads to a useful porch and utility space. A modern family bathroom completes the internal layout.

Outside, the south-facing rear garden provides a peaceful retreat, with terraced seating areas, colourful planting and open views across the surrounding countryside. Positioned close to Greenmount Cricket Club, local parks, scenic walking trails and well-regarded schools, this home is ideally placed for village life. Rarely does a property of such individuality and charm come to market — a true blend of history, character and comfort

### Entrance Hall/Porch

3'7 x 7'1 (1.09m x 2.16m)

UPVC entrance door opens into the porch with wood effect laminate flooring, UPVC port hole window to the side, stable style door opening into the kitchen.

### Kitchen

7'10 x 13'7 (2.39m x 4.14m)

With a side facing UPVC window, wood effect laminate flooring, radiator, power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, a range style oven and gas hob with extractor fan above, space for a fridge and freezer.

### Dining Room

14'2 x 10'5 (4.32m x 3.18m)

uPVC window to the side elevation, access through an archway from the kitchen, wood effect laminate flooring, radiator and power points. Access to the utility and rear door.



### Utility

5'7 x 9'10 (1.70m x 3.00m)

Up some tiled steps from the dining room leads you to the utility, with plumbing for a washing machine, the boiler is housed and a access to the rear garden

### Bathroom

5'10 x 7'9 (1.78m x 2.36m)

Fully tiled with a rear facing UPVC opaque window, tiled flooring, radiator and 3 piece bathroom suite comprising panel enclosed bath with electric shower over, low flush WC and hand wash basin with pedestal.



### Living Room

14'2 x 24'7 (4.32m x 7.49m)

A spacious lounge with a beautifully vaulted and beamed ceiling, front and side facing UPVC windows, original exposed wooden floor boards, radiator, TV point and power points.



### Bedroom Two

10'10 x 14'2 (3.30m x 4.32m)

With a rear facing UPVC window, original beamed ceiling, radiator, built in storage cupboard and power points.

### Ensuite

8'9 x 8'2 (2.67m x 2.49m)

Fully tiled with a rear facing UPVC opaque window, tiled flooring, chrome towel radiator and 4 piece bathroom suite comprising panel enclosed corner bath a shower with glass screen and a thermostatic shower above, low flush WC and hand wash basin with pedestal.

### First Floor Landing

3'1 x 5'1 (0.94m x 1.55m)

### Bedroom One

12'7 x 14'4 (3.84m x 4.37m)

With a rear facing UPVC window, original beamed ceiling, radiator, built in storage cupboard and power points.

### Bedroom Three

13 x 8'5 (3.96m x 2.57m)

With a rear facing UPVC window, original beamed ceiling, radiator, built in nits and desk area and power points.

### Driveway

Off road parking for two vehicles

### Rear Garden

A bright south facing courtyard with mature shrubs and gated access.