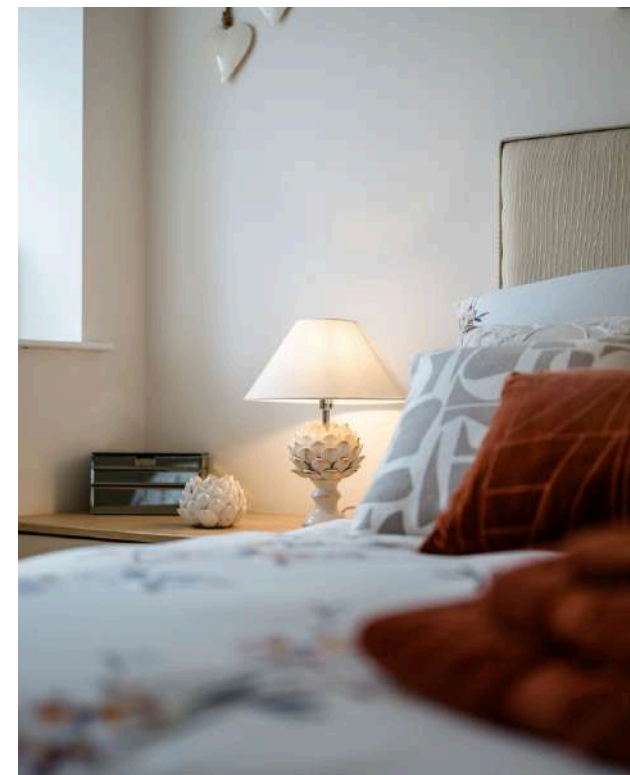




Hawkshaw Lodge

HAWKSHAW





Welcome Home

There is a lovely sense of space waiting beyond the front door of Apartment 14, where high ceilings, natural light, and far-reaching views come together to create a home with a calming atmosphere. Step inside, and the entrance hallway sets the scene, with plank-style Karndean flooring guiding the way towards the living spaces beyond. There is a lovely feeling of openness here, with room to arrive, pause, and leave the outside world behind.

Just beside the front door, a generous storage cupboard makes a wonderfully practical addition. With shelving, hanging space, and room for everyday essentials, it is ready to accommodate coats, shoes, bags, and all the little things that accompany the comings and goings of daily life. Everything has a place, leaving the rest of the home free to feel calm and uncluttered.

The Art of Everyday Living

Flow through to the kitchen, where thoughtful fittings and generous storage make the business of cooking feel wonderfully straightforward.

The layout begins with a fridge and a freezer, alongside a NEFF microwave oven and double warming drawer, while high ceilings allow the cabinetry and shelving to extend upwards, making excellent use of the available space.

Speckled granite worktops add a calming, natural finish, providing plenty of room for preparing meals, arranging ingredients or lining up the everyday appliances that make a kitchen feel personal. A NEFF cooker hood sits above a four-ring induction hob, while a dishwasher and new NEFF washing machine bring further convenience to the arrangement.

There is a lovely sense of everything having its place, from the generous cupboards to the expansive work surfaces, creating a kitchen ready for everything from quick weekday suppers to more leisurely weekend cooking. It is a space that can be enjoyed just as much for the everyday cup of tea as for the preparation of a meal shared with family and friends.





Room to Relax

The home opens into its main living accommodation, where the sense of space becomes even more apparent. High ceilings draw the eye upwards, while dual-aspect windows bring the outdoors into view from two different directions.

Beyond one set of windows, greenery spreads across the communal gardens and Two Brooks Valley, offering a leafy outlook that changes with the seasons. Across the room, the view stretches towards Manchester, introducing a different perspective and a reminder of the wider world beyond the surrounding green spaces.

There is something rather lovely about having both outlooks to enjoy, whether the morning begins with a glimpse of the landscape or the evening settles in with the distant city views. Natural light travels through the room, creating an inviting atmosphere for all the little rituals of home.

The generous spaces allow for a comfortable lounge arrangement alongside a separate dining area, giving the space an easy flow between relaxing and entertaining. Imagine slow weekend mornings with coffee by the window, friends gathered around the dining table, or a cosy evening spent curled up with a favourite film. With Karndean flooring continuing throughout, the living and dining areas feel connected, creating one harmonious space that can adapt effortlessly to the day ahead.





Everyday Luxuries

Returning through the hallway, the right, the bathroom offers a welcoming place to begin or end the day. Light cream tiling creates a soft, warm backdrop, while a deep bath stretches along one side, ready for leisurely soaks and moments of quiet after a busy day. A single vanity unit sits beneath an illuminated mirror, accompanied by a porcelain WC and a chrome towel radiator. It is a lovely balance of practicality and comfort, with a gentle, neutral palette that lends itself to a little personal styling.

The Principal Retreat

Next door, the principal bedroom opens into a beautiful space, where high ceilings lend an airy, relaxed feeling. Two windows welcome natural light throughout the day, allowing the room to feel bright and peaceful as the hours pass. Karndean flooring continues underfoot, tying the room into the wider home, while a full run of floor-to-ceiling wardrobes lines one wall.

Thoughtfully fitted, the storage continues into a dressing area beside the window, creating a dedicated spot for getting ready in the morning, choosing an outfit or simply enjoying a moment of calm before the day begins.

An en-suite sits just beyond, extending the sense of privacy and convenience. Partial light-grey wall tiling, neutral floor tiles, and an illuminated mirror create a fresh, contemporary feel, while a fully tiled walk-in shower provides a wonderfully open space to refresh and unwind. Together, the bedroom and en-suite offer a peaceful little world of their own, with plenty of room to settle into a comfortable daily rhythm.





A Room of Possibilities

Adjacent, bedroom two brings another generous space to make one's own. A large window draws in plenty of daylight, illuminating the neutral décor and creating a lovely bright setting. Fitted wardrobes extend upwards and over the single-bed area, making clever use of the room while providing useful storage.



Perhaps it becomes a welcoming bedroom for overnight guests, a peaceful home office, or a hobby room where creative projects can be left out and returned to whenever inspiration strikes. There is room for the space to evolve with changing routines, making it a particularly versatile part of the apartment.



Out & About

Nestled in the picturesque village of Hawkshaw, Hawkshaw Lodge enjoys a wonderful setting where beautiful countryside, traditional village charm and a welcoming community come together. With woodland walks, country pubs and excellent leisure facilities close by, yet the amenities of Greenmount, Holcombe Brook and Ramsbottom just a short drive away, it's a location that makes everyday life feel rather special.

For lovers of the outdoors, there is so much to explore. Wander through the beautiful Two Brooks Valley, enjoy the changing colours of Hollymount Orchards or discover the peaceful woodland trails of Redisher Woods. For something a little more adventurous, Holcombe Hill and the iconic Peel Tower reward walkers with spectacular views across the surrounding countryside. Whether it's an early morning stroll, a weekend cycle or a leisurely afternoon enjoying the scenery, Hawkshaw offers a wonderful connection to nature.

Village life has its own appeal, with the Waggon & Horses and the Red Lion providing welcoming places to meet friends, enjoy a traditional pub lunch or settle in for a relaxed evening. Nearby Greenmount and Holcombe Brook offer further dining options, including Miller & Carter and The Bower, while Ramsbottom's thriving independent food scene is only a short drive away, with its artisan cafés, restaurants, boutiques and bustling market-town atmosphere.

For those who enjoy keeping active, Hawkshaw Tennis Club is conveniently located along Two Brooks Lane, while Greenmount Golf Club and Greenmount Cricket Club are both within easy reach. Holcombe Brook Sports & Tennis Club offers further sporting and social opportunities, and the surrounding countryside provides endless inspiration for walking, running and cycling.

Everyday essentials are equally convenient. Greenmount and Holcombe Brook have a lovely selection of local businesses, including Co-op stores, a traditional butcher, bakery, pharmacy, medical centre, hairdressers and independent shops. Bury and Ramsbottom provide a wider choice of shopping, leisure facilities and places to explore, with the heritage East Lancashire Railway offering a particularly enjoyable day out.

Families benefit from a choice of nearby schools, including St Mary's CE Primary School in Hawkshaw, Greenmount Primary School and Holly Mount RC Primary School, with Woodhey High School and St Gabriel's RC High School providing secondary options. Bury Grammar School and Bolton School are also accessible for those considering independent education.

Despite its countryside surroundings, Hawkshaw remains well connected, with local bus services and convenient road links towards Bury, Bolton and Ramsbottom. Bury's Metrolink provides onward connections into Manchester, while the M66 offers access to the wider motorway network.

From woodland walks and afternoons on the tennis court to Sunday lunch at the village pub and evenings discovering Ramsbottom's independent restaurants, Hawkshaw Lodge offers an appealing balance of countryside, community and convenience — a lovely place to enjoy village life at your own pace.



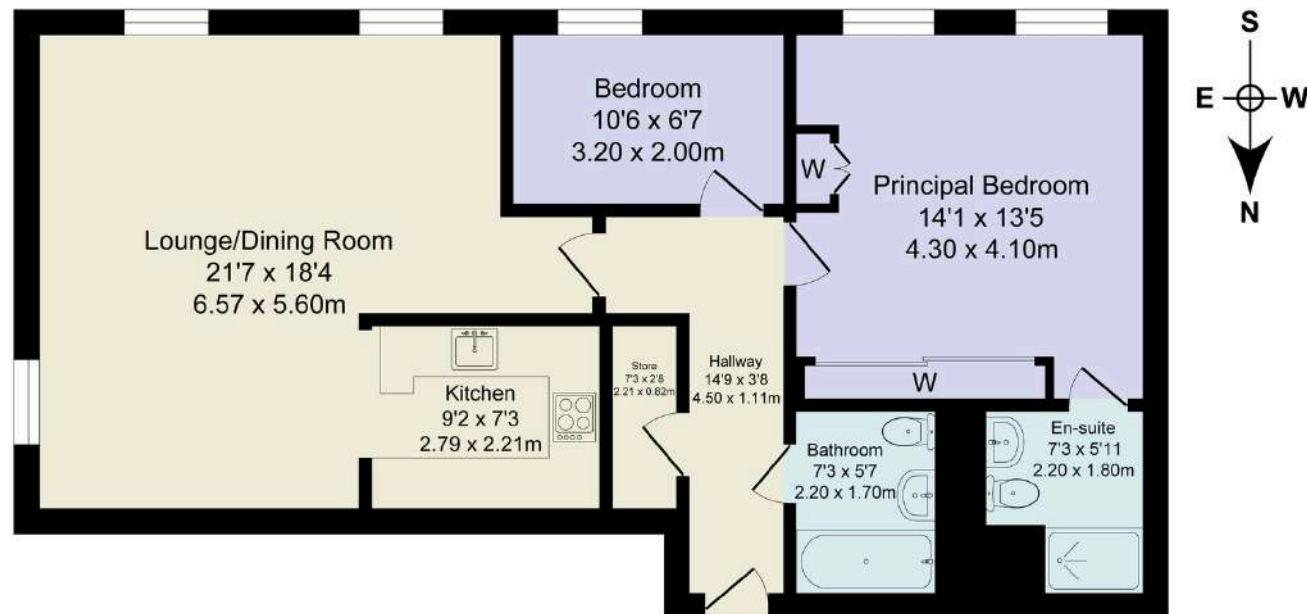
The Finer Details

- Spacious Two Bedroom First Floor Apartment
- Chain Free
- Beautiful Dual-Aspect South Facing Lounge and Dining Room
- Far-Reaching Countryside Views Across Two Brooks Valley
- Contemporary Fitted Kitchen with Granite Worktops and NEFF Appliances
- Generous Principal Bedroom with Fitted Wardrobes and Dressing Area with Ensuite
- Lift and Stair Access - 1 Parking Space in Secure Gated Car Park
- Sought-after Hawkshaw Village Location Surrounded by Beautiful Countryside
- Leasehold 974 Years Remaining
- Ground Rent £125 per Annum
- Maintenance Charge £2100 per Annum
- Bury Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total Approx. Floor Area 844 Sq.ft. (78.4 Sq.M.)

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.



Ground Floor

Approx. Floor
Area 844 Sq.Ft
(78.4 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

To view Hawkshaw Lodge,
Call 01204 773556 or email sales@wainwrightshomes.com