



Seedfield House

BURY



Grandeur, space & heritage

Set behind private gates, Seedfield House is a remarkable six-bedroom Victorian residence dating back to the 1850s. Commissioned by the influential Grundy family during the height of Lancashire's woollen industry, this substantial semi-detached home combines architectural grandeur, generous proportions and timeless elegance with a highly convenient position between Bury town centre and the surrounding countryside.

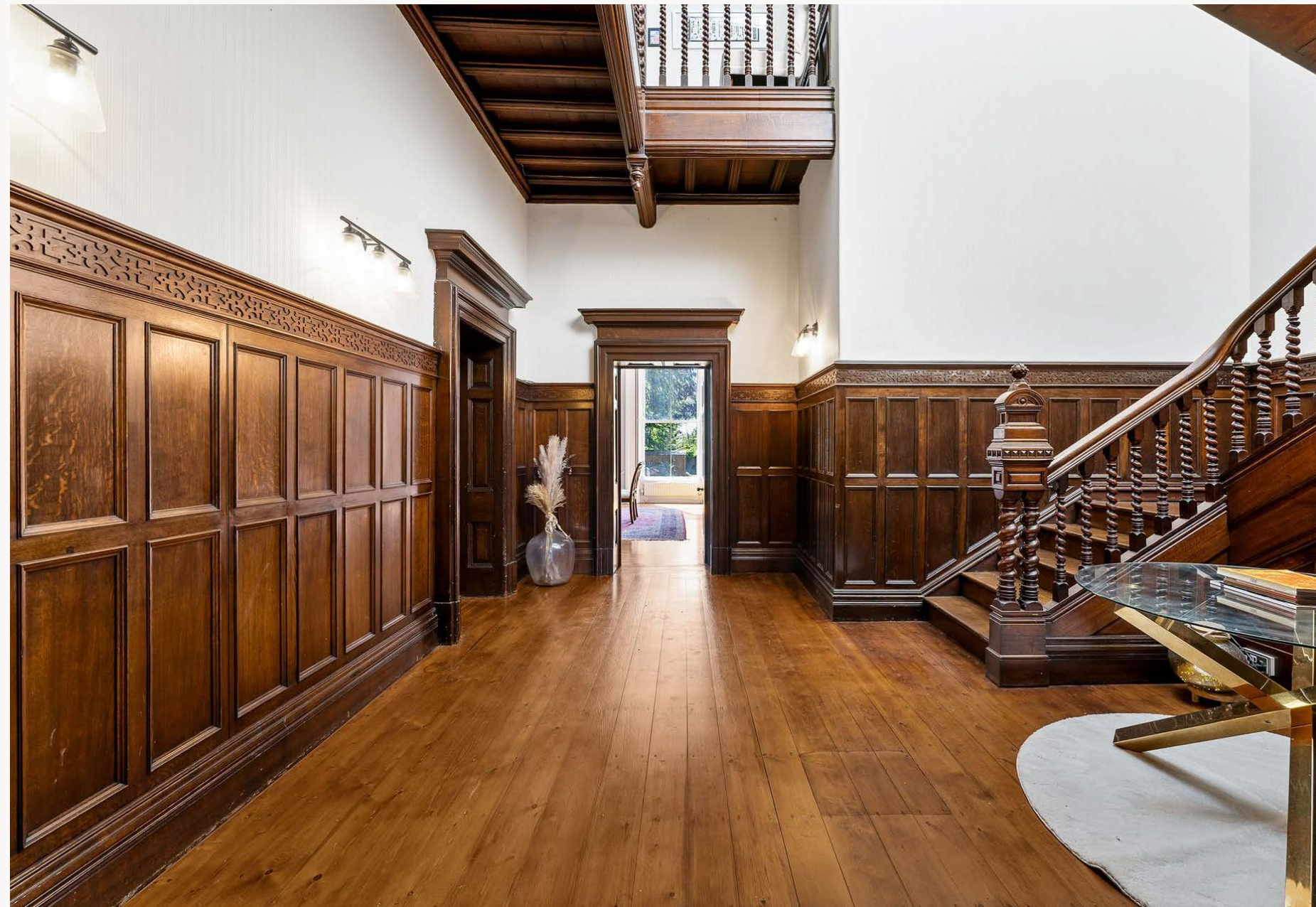
From soaring ceilings and original fireplaces to the breathtaking central atrium illuminated by a roof lantern, Seedfield House showcases the craftsmanship and ambition of a bygone era, while offering the space and versatility required for modern family life. Positioned perfectly between Bury town centre and the surrounding countryside, this is a home that combines convenience with serenity in equal measure.



Welcome home

Approached via a private gated entrance, Seedfield House immediately commands attention. Stone steps rise to an elegant panelled front door, framed by tall sash windows and the handsome stone façade that has graced this address since the 1850s. Step through the entrance vestibule and into a reception hall of remarkable proportions. Rich timber flooring stretches beneath your feet, while beautifully preserved oak panelling wraps around the walls, showcasing the craftsmanship and attention to detail synonymous with Victorian architecture. The generous ceiling height further enhances the sense of grandeur, creating an arrival that feels every bit as remarkable today as it must have done when the house was first built.

From here, the house reveals itself gradually. Wide openings lead through to the principal reception rooms, while the kitchen and family spaces unfold beyond. More than simply an entrance hall, this central space sets the tone for the accommodation that follows, introducing the character and architectural integrity that define Seedfield House throughout.





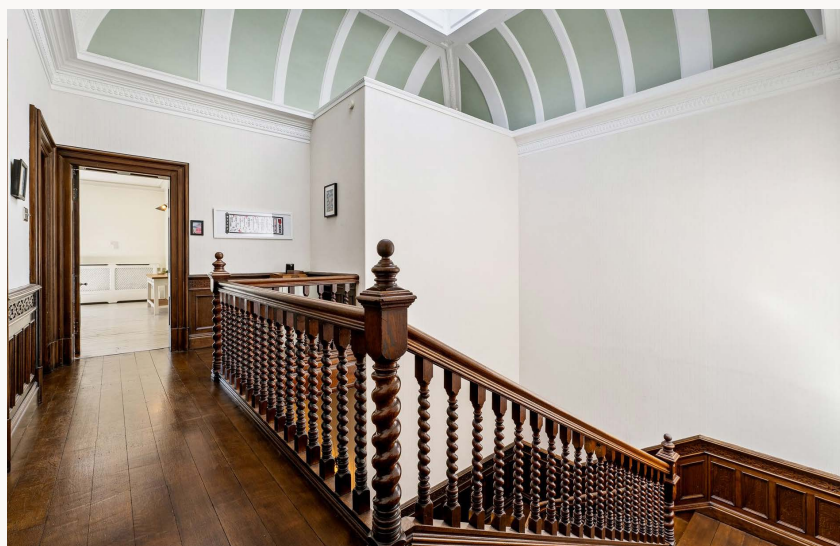
Seedfield House, Bury



Rooms made for gathering

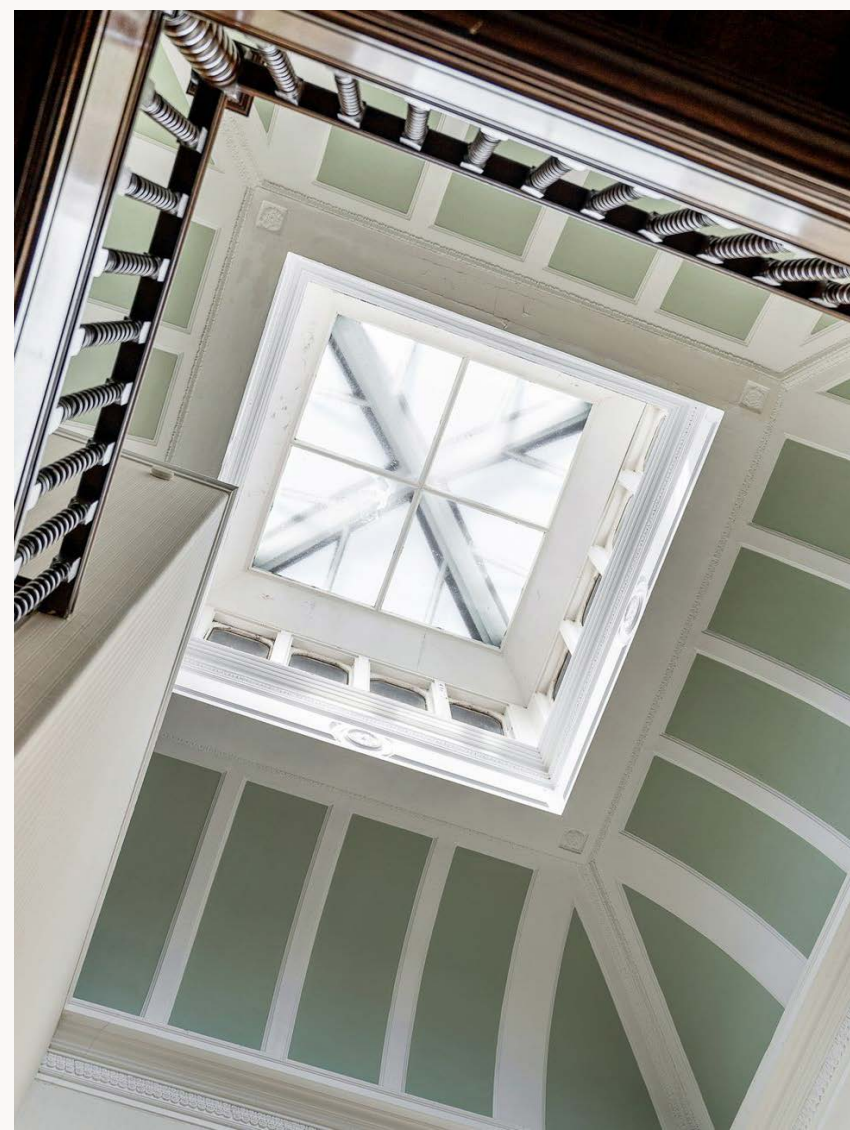
The principal reception room is a magnificent space that encapsulates the grandeur of the Victorian era. Illuminated by a series of towering sash windows, it combines elegant proportions with beautifully preserved period detailing, including decorative cornicing, a striking coffered ceiling and an imposing fireplace. Equally suited to formal entertaining and everyday family life, it is a room that naturally becomes the backdrop to gatherings both large and small.

Across the hallway, a second reception room provides a more intimate setting. Arranged around another attractive period fireplace and enjoying the same generous ceiling heights found throughout the house, it lends itself perfectly to use as a sitting room, snug or television lounge. A third reception room offers additional flexibility, whether utilised as a home office, library, playroom or music room. Together, the three reception spaces provide a versatility rarely found in modern homes, allowing the accommodation to evolve alongside changing family needs.



To the rear of the house, the kitchen remains faithful to the property's Victorian origins, retaining features such as the original servant bell system and an abundance of built-in storage. Large windows draw in natural light, while a central island provides useful preparation space. Adjoining the kitchen, a separate utility room offers further storage and practical space for day-to-day household tasks.

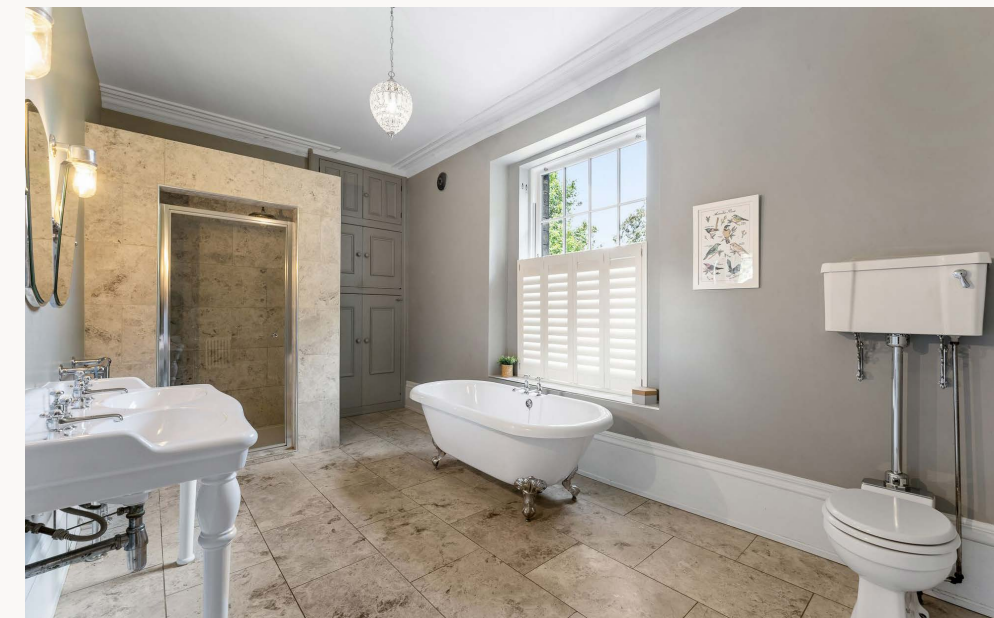
A magnificent staircase rises through the centre of the home, its intricately turned balustrades and substantial newel posts providing a striking focal point. Above, natural light filters down from the glazed atrium overhead, illuminating the hall and accentuating the warmth of the original woodwork. More than simply a circulation space, this is the architectural heart of the house and an introduction to the scale, character and presence that define Seedfield House throughout.

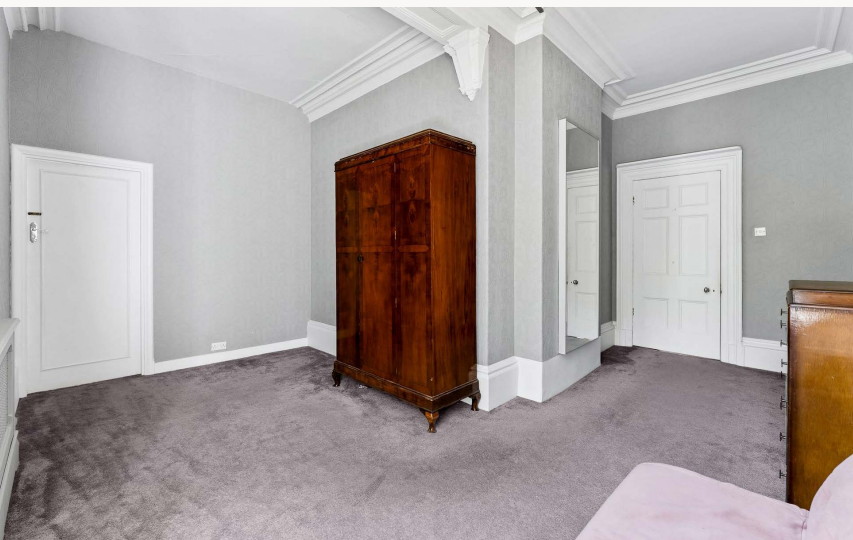
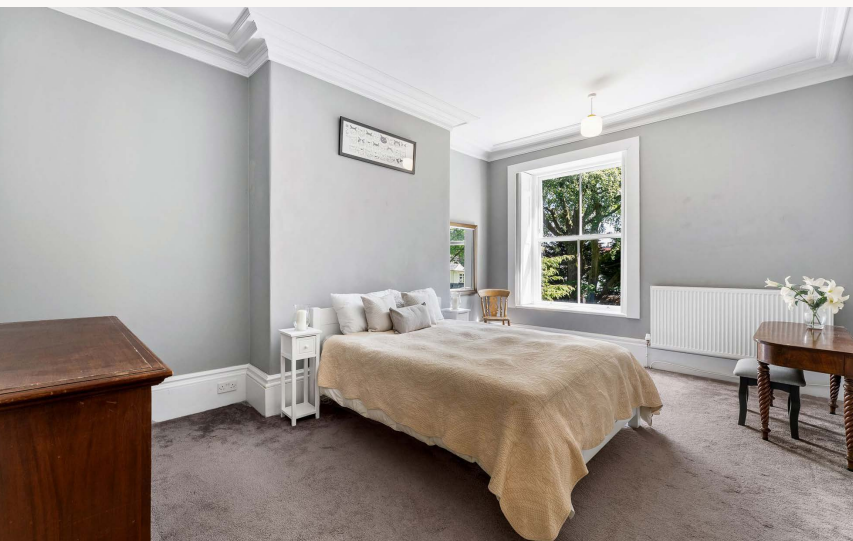


Space to unwind

Arranged across the upper floors are six generously proportioned bedrooms, each benefiting from the lofty ceilings, tall sash windows and sense of space that characterise the property. The principal bedroom provides an elegant retreat with access to a spacious Jack-and-Jill bathroom, while several of the remaining bedrooms are of a size rarely encountered in modern homes.

A substantial family bathroom serves the first floor, beautifully combining period styling with contemporary comfort. Centred around a freestanding roll-top bath and complemented by a separate shower enclosure, it is a room that reflects the home's heritage while providing practical luxury for everyday family life.



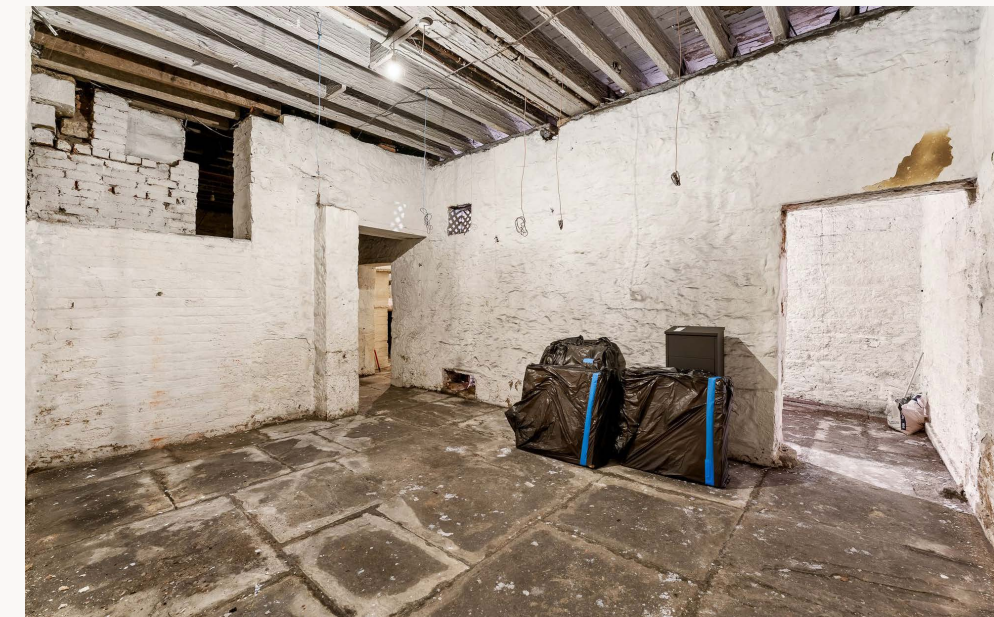
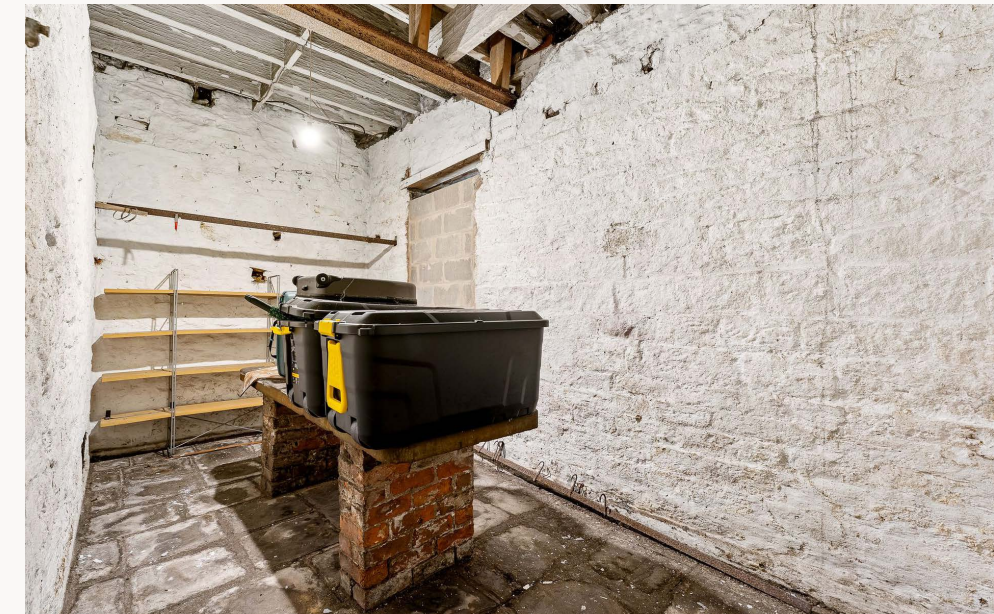


The first-floor landing offers useful built-in storage, while the second floor provides two further bedrooms and a wealth of flexibility. Whether used for older children, visiting guests, home working, creative pursuits or future reconfiguration, these upper rooms offer valuable additional space that can evolve alongside the needs of successive owners. Throughout the bedroom accommodation, the emphasis remains firmly on proportion, light and architectural character, creating private spaces that are every bit as characterful as the reception rooms below.



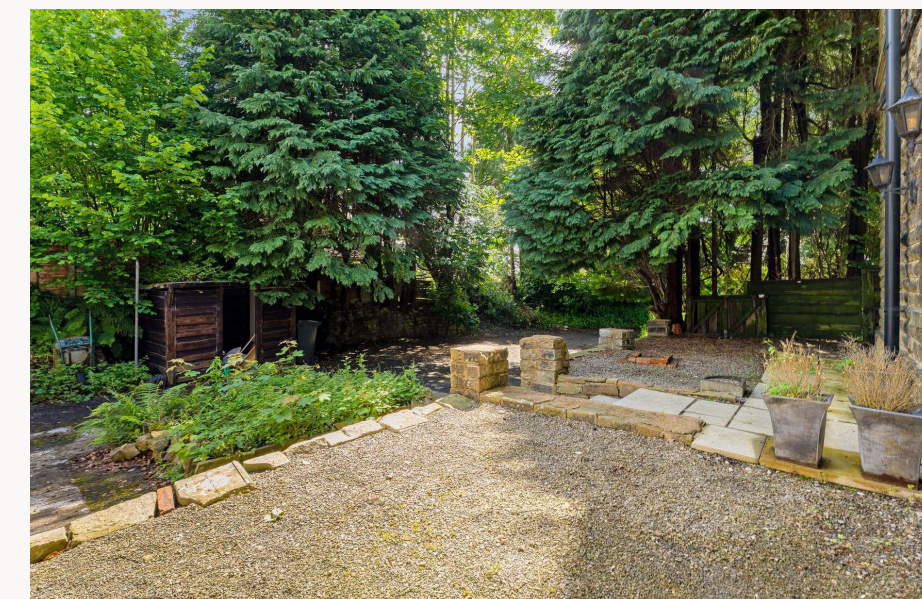
Hidden potential

Beneath the house lies an extensive basement level extending to over 1,000 sq. ft., comprising several substantial rooms alongside useful storage areas. A conveniently positioned WC is located at the top of the staircase, enhancing the practicality of this highly versatile floor. Whether utilised for storage, a workshop, gym, games area, wine cellar or future conversion opportunities, subject to any necessary consents, this substantial lower-ground-floor level provides valuable additional space with scope to evolve alongside the needs of future owners.





Seedfield House, Bury



A setting befitting the house

Approached through wrought-iron gates and a tree-lined drive, Seedfield House occupies a wonderfully secluded position within its own mature grounds. The setting creates a sense of arrival rarely found so close to the heart of town, with established trees and planting providing privacy and a green backdrop throughout the seasons.

To the front, a generous lawn stretches away from the house, allowing the handsome stone façade to be fully appreciated. The grounds are intentionally uncomplicated and easy to maintain, providing ample space for children to play, outdoor entertaining or simply enjoying the peaceful surroundings. A substantial driveway provides parking for numerous vehicles, while an external door from the utility room offers practical day-to-day access. Together, the grounds complement the scale and stature of the house, creating a setting that feels both secluded and highly convenient.



In the neighbourhood

Seedfield House is ideally positioned, combining easy access to everyday amenities with some of Greater Manchester's most attractive countryside close at hand. Bury town centre is only a short drive away, offering a comprehensive range of shopping, dining and leisure facilities, including The Rock, supermarkets, independent retailers, cafés, restaurants and the Metrolink network, which provides regular services into Manchester city centre.

To the north, the characterful market town of Ramsbottom is within easy reach. Renowned for its independent shops, popular restaurants, cafés and thriving food scene, it has become one of the most sought-after destinations in the region. Beyond Ramsbottom, the surrounding West Pennine countryside offers miles of walking routes, reservoirs, open moorland and rural villages to explore. For day-to-day recreation, Clarence Park and Burrs Country Park are both easily accessible, while the property's mature setting provides a welcome sense of privacy despite being so well connected to surrounding amenities.

Connectivity

Despite its peaceful setting, Seedfield House is well placed for commuting throughout Greater Manchester and beyond. Bury town centre and the Metrolink network are within easy reach, providing direct access to Manchester city centre, while the nearby M66 links

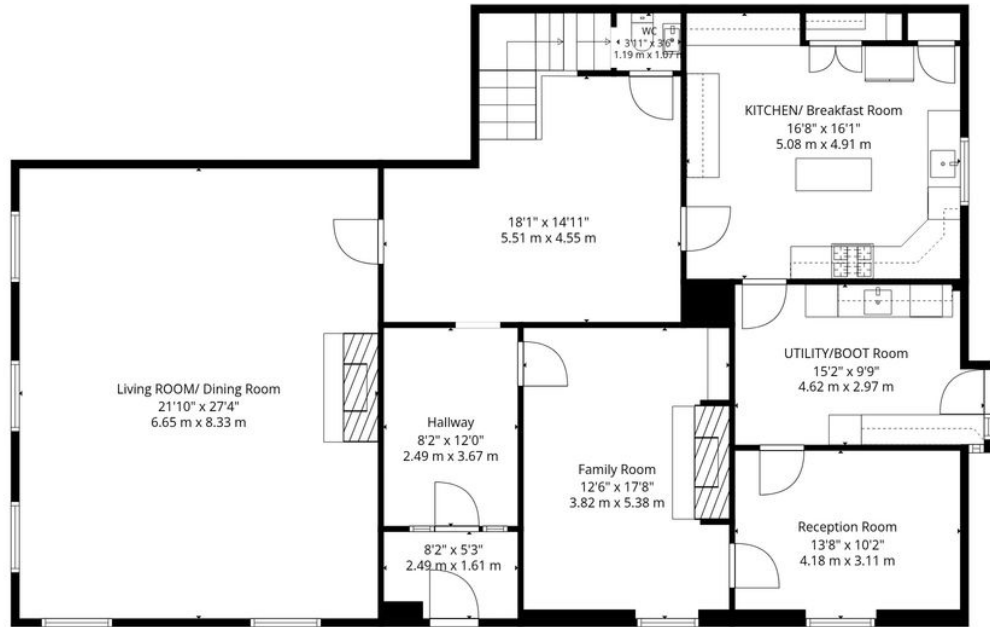
seamlessly with the wider motorway network, including the M60, M62 and M61. Manchester city centre lies approximately 11 miles to the south, with Manchester Airport readily accessible for both business and leisure travel.

Education

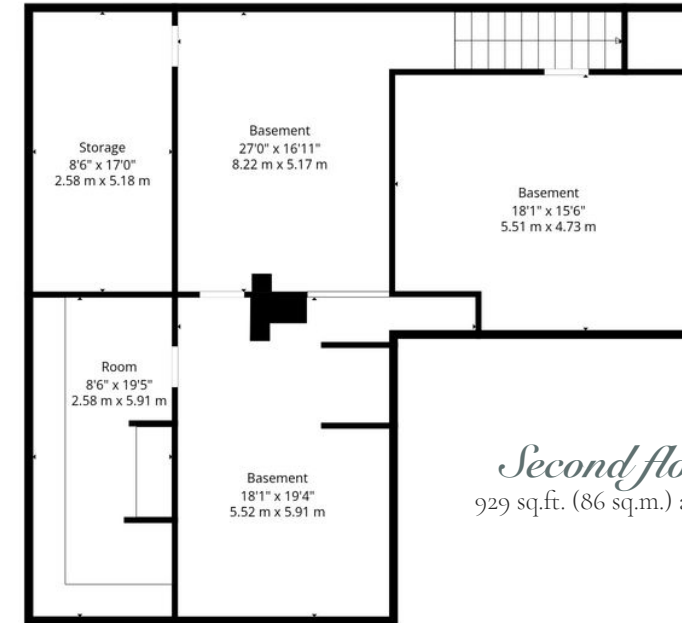
The property is particularly well positioned for access to a wide range of highly regarded educational establishments. Bury Grammar School, one of the region's most respected independent schools, is conveniently located in Bury town centre and caters for pupils from nursery through to sixth form.

Well-regarded local primary schools include St John with St Mark C of E Primary School, Chesham Primary Academy and Woodbank Primary School, all located nearby. For secondary education, nearby options include Woodhey High School in Ramsbottom and Tottington High School, together with a range of other established schools serving Bury and the surrounding districts.

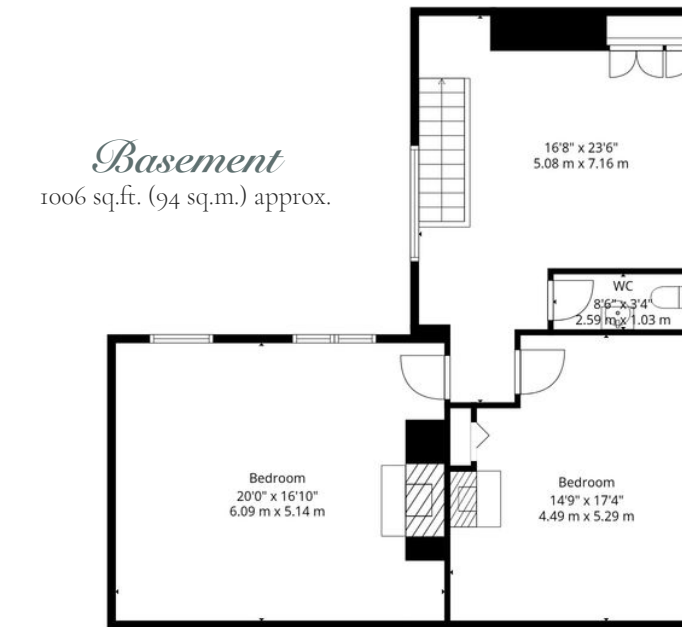
Ground floor
1845 sq.ft. (171 sq.m.) approx.



First floor
1675 sq.ft. (156 sq.m.) approx.



Second floor
929 sq.ft. (86 sq.m.) approx.



Basement
1006 sq.ft. (94 sq.m.) approx.

Key features

- Victorian six-bedroom residence dating back to the 1850s, commissioned by the influential Grundy family
- Over 5,400 sq. ft. arranged across four levels, including extensive cellar space
- Magnificent reception hall with oak panelling and striking central staircase
- Three elegant reception rooms featuring original fireplaces and period detailing
- Spectacular glazed atrium and roof lantern flooding the heart of the home with natural light
- Characterful kitchen retaining original features, including a servant bell system
- Extensive basement level with over 1,000 sq. ft. of versatile ancillary space
- Six generously proportioned bedrooms arranged across two upper floors
- Private gated grounds with mature gardens and ample driveway parking
- Conveniently positioned between Bury town centre, Ramsbottom and the West Pennine countryside

Approx. gross internal floor area: 5455 sq.ft / 507 sq.m

Excluded areas: Storage - 1675 sq.ft. (13 sq.m.), Open to below - 71 sq.ft. (7 sq.m.), Walls - 343 sq.ft. (32 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

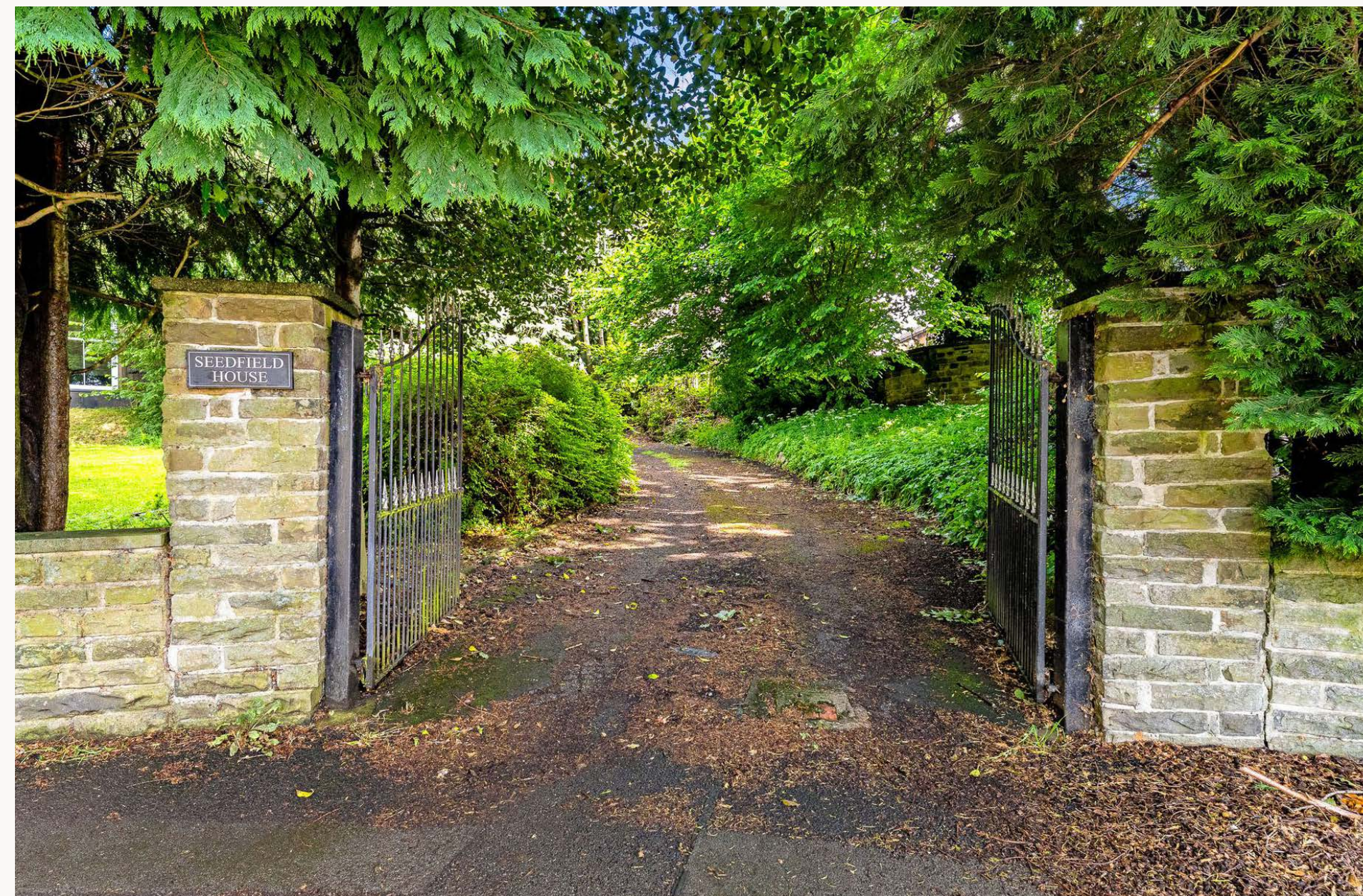
Disclaimer

Descriptions, images, videos, and plans are for guidance only and do not form part of any contract. Boundaries are illustrative; the title plan and purchaser's solicitor will confirm the extent of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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The Drive, Bury
BL9 5DP

*Watch
the
video*



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0161 697 3422 | hello@burtonjames.co.uk