



TITUS COTTAGE

AINSWORTH

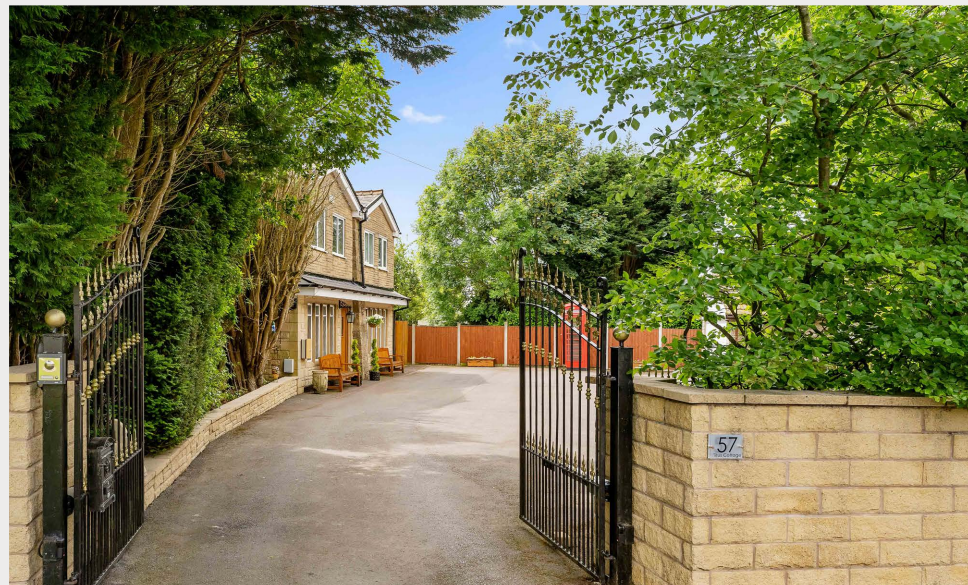


A home that has *everything*...

Hidden behind electric gates in one of Ainsworth's most desirable residential settings, Titus Cottage is a home that effortlessly balances impressive entertaining spaces with practical family living. Extending to over 4,600 sq ft including the garage, this detached residence offers four first-floor bedrooms alongside an impressive collection of reception rooms, leisure facilities and entertaining spaces. From the moment you step inside, Titus Cottage continues to reveal itself. Character-filled reception rooms give way to contemporary family spaces, which in turn lead to a private cinema, games room, gym, sauna and steam room, before opening onto generous gardens with far-reaching views. It is a home that rewards exploration, with each room adding another layer to an already impressive family residence.

Outside, the property sits within substantial grounds with a beautifully refurbished Indian stone terrace overlooking extensive gardens and additional land suitable for small ponies or other animals. Beyond, uninterrupted views stretch towards the Manchester skyline, where on clear evenings you can watch aircraft arriving into Manchester Airport.

Combining original character with modern technology, the property benefits from exposed beams, stained glass windows, Control4 smart home integration, air conditioning to key entertaining spaces, a police-response alarm system and electric gated access.



Welcome home

Set back from the road behind private electric gates, the sweeping driveway provides parking for numerous vehicles before arriving at the detached double garage, complete with an electric up-and-over door. Step through the front door and you're welcomed into an entrance hall that immediately sets the tone for the rest of the home. Rising to full height beneath a vaulted ceiling, the space feels every bit as impressive as it is inviting. A galleried landing wraps around above, while original stained glass windows and decorative timber trusses introduce the character that runs throughout the property. The eye is naturally drawn upwards to the spectacular Moooi Raimond pendant light, suspended dramatically from the apex of the ceiling, creating an unforgettable centrepiece both day and night.



Underfoot, solid oak flooring adds warmth and continuity, while the rich timber staircase and balustrades enhance the home's timeless feel. Despite its impressive scale, the hall retains a wonderfully welcoming atmosphere, helped by the abundance of natural light pouring through the leaded windows.

One of the hall's most distinctive features is the striking double-sided wood-burning stove. Framed beneath a chunky oak beam and contemporary slate hearth, it creates a beautiful focal point within the reception hall whilst also bringing warmth and ambience to the principal lounge beyond. Whether arriving home on a winter's evening or welcoming guests for a celebration, it perfectly captures the balance of character and comfort that defines Titus Cottage.

From here, the house unfolds effortlessly, with the reception rooms flowing naturally from the hall while the impressive staircase invites you to explore the equally generous first-floor accommodation above.





Designed around family living

From the entrance hall, the house opens into a series of beautifully connected living spaces, each with its own personality while flowing naturally into the next.

The original lounge is full of warmth and character. Exposed ceiling beams draw the eye through the room, while broad leaded windows flood the space with natural light. At its centre sits a striking double-sided wood-burning stove, shared with the reception hall, allowing the flicker of the fire to be enjoyed from both rooms. It's a wonderfully cosy place to spend winter evenings, with the exposed oak mantel and contemporary slate hearth blending traditional charm with modern styling. Open to the lounge, the formal dining room provides an elegant setting for family meals and entertaining. With ample space for a large dining table beneath the original beams, it's easy to imagine everything from Sunday lunches to Christmas celebrations taking place here before moving through to the kitchen beyond.





The kitchen itself has been designed around modern family life. Finished with an extensive range of oak cabinetry, sparkling black granite worktops and matching splashbacks, it offers excellent storage and preparation space. At its centre, a substantial island doubles as a breakfast bar with seating for six, making it the natural gathering point for busy mornings, casual lunches or a glass of wine whilst dinner is prepared. Integrated appliances and generous work surfaces ensure the kitchen is every bit as practical as it is sociable.

Beyond, the home opens into a superb family room that offers a more contemporary style of living. The generous proportions allow for oversized seating, while French doors invite the garden inside during the warmer months, creating an effortless transition between indoor and outdoor entertaining. A sleek cylindrical wood-burning stove adds both warmth and atmosphere, making the room equally inviting throughout the seasons. Wide openings maintain clear sightlines back into the kitchen, allowing conversations to flow freely whilst ensuring the chef never feels separated from family or guests.



Together, these spaces create a home that adapts effortlessly to every occasion. Children can relax in the family room while dinner is prepared, guests naturally gravitate towards the kitchen island before moving through to the lounge, and larger celebrations spill seamlessly between each room and out onto the terrace beyond. Practicality hasn't been overlooked either, with a separate utility room providing additional storage and laundry facilities, keeping the day-to-day running of the household discreetly tucked away from the main living spaces.

Completing the ground floor are two further reception rooms, each with its own adjoining en suite shower room. Whether used as guest suites, home offices or additional bedrooms, they provide welcome flexibility for growing families or multi-generational living.





Entertainment without compromise

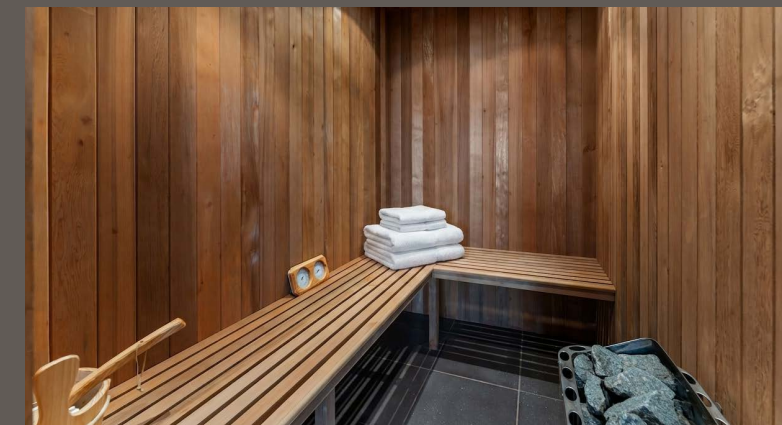
While many homes offer an extra reception room or home office, Titus Cottage goes several steps further, dedicating an entire wing to entertainment, wellbeing and relaxation. At the heart of it is a purpose-built cinema room that genuinely rivals the experience of a boutique screening room. Tiered flooring ensures uninterrupted views of the screen, while plush leather electric reclining chairs invite you to settle in for movie nights, sporting events or gaming sessions. Control4 automation seamlessly manages the lighting, projector and integrated surround sound system, allowing the room to transform at the touch of a button. Atmospheric LED mood lighting and full air conditioning complete a space designed to be enjoyed in comfort throughout the year.

For those who love to entertain, the adjoining games room provides a more social setting. Currently arranged with a pool table and dartboard, it offers plenty of space for friendly competition before or after settling down in the cinema. Whether hosting birthday parties, family gatherings or relaxed evenings with friends, it's a room that's guaranteed to be well used.

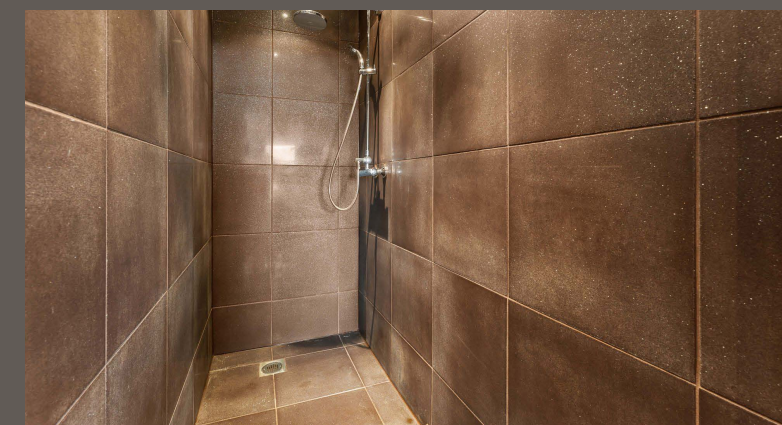




Health and wellbeing have been given equal consideration. The impressive gym is flooded with natural light from windows on three sides, creating a bright and motivating environment overlooking rolling countryside across the surrounding landscape. Large enough to accommodate an extensive range of fitness equipment, the room also benefits from air conditioning, an integrated sound system and direct access to the outdoor space. After a workout, there's no need to leave home to unwind. A beautifully finished cedar-lined sauna sits alongside a steam room and contemporary wet room, creating a private spa experience that feels more akin to a luxury health club than a residential property.



Together, these spaces elevate Titus Cottage beyond the ordinary. Whether your perfect evening involves the latest blockbuster, a game of pool, an energising workout or simply switching off in the sauna, everything you need is already waiting at home.



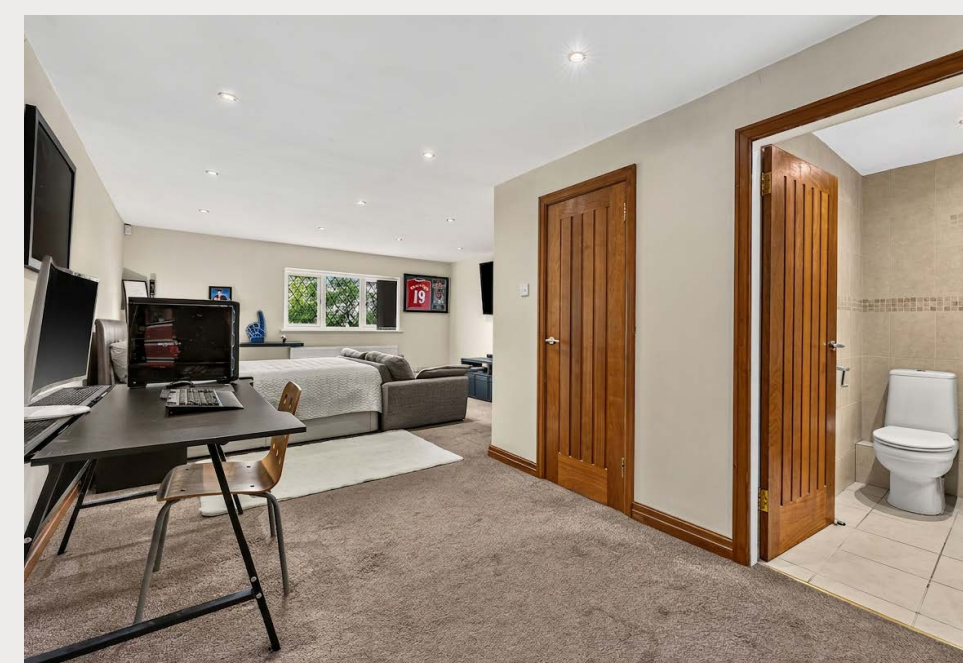


Upstairs Retreat

The first-floor galleryed landing provides a striking focal point, overlooking the impressive reception hall below. Featuring decorative timber balustrades, vaulted ceilings and stained glass detailing, it creates an immediate sense of grandeur while flooding the centre of the home with natural light. The principal bedroom is remarkable in both scale and versatility. Far larger than a typical main bedroom, it offers ample space for a seating area, media wall or home-working corner, creating a comfortable private retreat. A well-appointed en suite bathroom completes the suite.

Bedroom two is equally impressive and could comfortably serve as a second principal suite. The room is further enhanced by a walk-in wardrobe and a contemporary en suite shower room, making it ideal for guests, older children or extended family accommodation.

Bedrooms three and four provide comfortable and well-proportioned accommodation, sharing a practical Jack and Jill bathroom that offers both convenience and privacy. Together, the four bedrooms create a layout well suited to modern family life.



Outdoor living

Stepping outside, Titus Cottage continues to impress with beautifully landscaped gardens designed to make the most of its elevated position and far-reaching views. A substantial Indian stone terrace stretches across the rear of the property, creating a superb extension of the living accommodation. Accessible directly from the family room, it provides an outstanding setting for al fresco dining, summer entertaining or simply relaxing while taking in the open outlook across the surrounding landscape.



Beyond the terrace, the gardens unfold into an expansive lawn, providing an abundance of usable outdoor space. Whether enjoyed as a wonderful family garden, where children can play freely, or utilised by those seeking space for small ponies or other recreational pursuits, the grounds offer a level of freedom that is increasingly difficult to find.

Mature trees and established boundaries frame the plot without restricting the panoramic views beyond, creating a wonderful balance of privacy and openness. From sunrise through to sunset, the ever-changing backdrop provides a fitting conclusion to a home designed for both entertaining and everyday family life.



In the neighbourhood

Titus Cottage enjoys an enviable position within the highly regarded village of Ainsworth, offering the perfect balance between peaceful semi-rural living with everything needed for day-to-day life close at hand. The village has a strong sense of community and provides a range of everyday amenities, including a local convenience store, church and village hall, together with a selection of welcoming pubs, eateries and the popular Italian restaurant, Casalingo. Beautiful countryside walks begin almost from the doorstep, with open fields, woodland and scenic footpaths making the area particularly appealing to dog walkers and those who enjoy the outdoors.

Despite its tranquil setting, the property is well connected. Bury and Bolton are both just a short drive away, offering an extensive choice of shopping, restaurants, leisure facilities and supermarkets, while Manchester city centre is readily accessible for both business and leisure. Families are well served by the area's excellent educational provision. Christ Church Ainsworth C of E Primary School is within walking distance, while a wide selection of highly regarded primary and secondary schools can be found across Bury and Bolton, alongside a number of respected independent schools. For commuters, Ainsworth enjoys excellent road links via the A58 and surrounding motorway network, providing straightforward access to Bury, Bolton, Manchester and beyond. Regular bus services along Bury Old Road further enhance connectivity, while Manchester Airport is easily reached for both business and leisure travel.



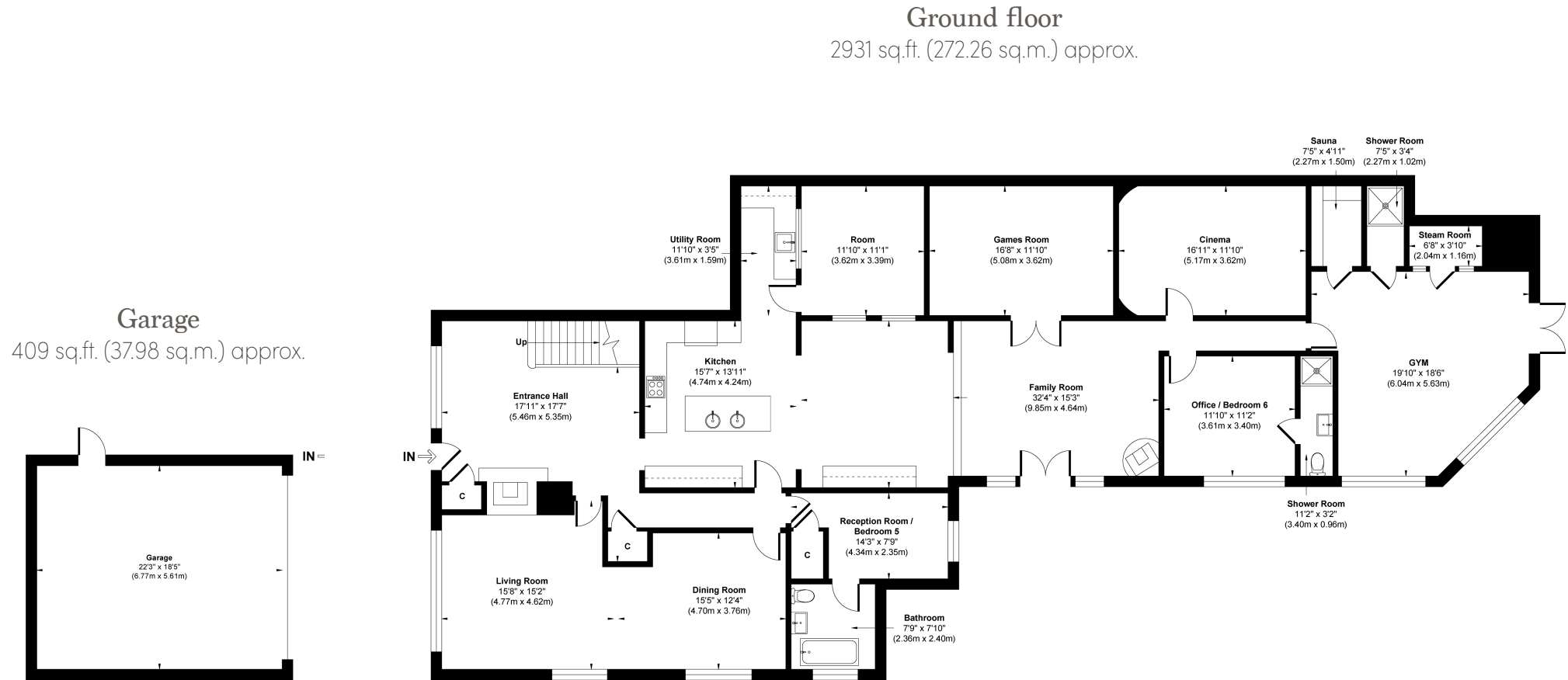


A rare development opportunity

Available by separate negotiation, an adjoining parcel of land presents a rare opportunity for those seeking to create an additional home alongside Titus Cottage. The site benefits from full planning permission granted by Bury Council for the construction of an attractive detached family home extending to approximately 159 sq m (1,711 sq ft). Thoughtfully designed to exceed the Nationally Described Space Standards, the approved scheme incorporates three well-proportioned bedrooms, a spacious open-plan kitchen, dining and family room, a separate lounge, utility room and generous private gardens. The scheme also embraces modern sustainable living, incorporating biodiversity enhancements, EV charging provision and energy-efficient design principles. Whether retained as an investment opportunity, developed for extended family accommodation or sold on in the future, the adjoining plot offers considerable flexibility and long-term potential. Further information, including the approved plans and planning documentation, is available upon request.

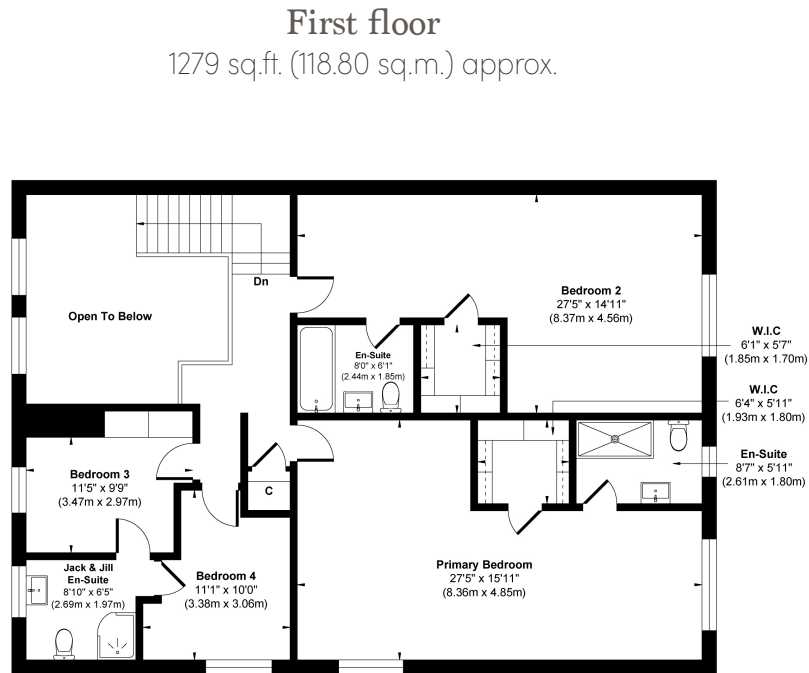
See more about
the additional land





Approx. gross internal floor area: 4619 sq.ft / 429.04 sq.m (including garage)

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key features

- A substantial 4/6 bedroom detached family home offering versatile accommodation, outstanding leisure facilities and extensive gardens
- Private electric gated entrance with ample driveway parking for multiple vehicles, and a detached double garage
- Spacious open-plan kitchen and family room with a large granite island seating six
- Characterful lounge and dining room featuring exposed beams and a double-sided wood-burning stove
- Dedicated leisure wing comprising a cinema room, games room, gym, sauna, steam room and wet room
- Four well-proportioned first-floor bedrooms, including two impressive principal suites with en suites
- Two additional ground-floor reception rooms, each with its own en suite shower room, ideal for guests, home offices or multi-generational living
- Beautifully landscaped gardens with a newly refurbished Indian stone terrace, and far-reaching countryside views
- Smart home features including Control4 automation, air conditioning, police-response alarm system and three recently installed gas boilers
- Adjoining plot with full planning permission for a detached three-bedroom home, available by separate negotiation

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.

Titus Cottage
Bradley Fold Road
Ainsworth
BL2 5QR

WATCH
THE
VIDEO



BURTON JAMES

— UNIQUE & PRESTIGE HOMES —

01204 582225 | hello@burtonjames.co.uk