

£3,600
pcm



JON SIMON
ESTATE AGENTS

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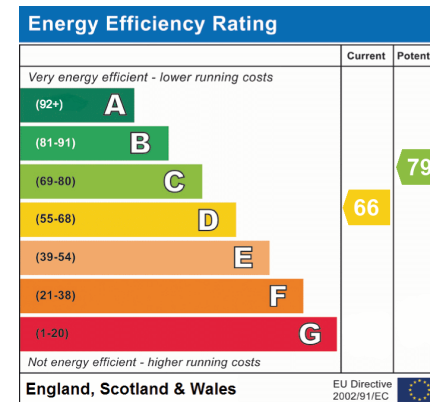


Features

- Stunning Five Bedroom Detached Property Set in 1.5 Acres
- Prime location close to motorway network and Ramsbottom village
- Extensive well maintained gardens, Sweeping Driveway, Double garage and Games Room
- Picturesque Views Over Local Countryside
- Garden Maintenance Included
- Two Large Reception Rooms, Balcony & Study
- Dining Kitchen & Utility Room
- En Suite Shower Room, Family Bathroom, Shower Room & Guest WC
- Waterfall With Japanese Style Garden & Bridge
- Feature Sun Room With Patio Doors Leading Onto The Garden
- Available Immediately
- One Of The Finest Houses To Let In The Bury Area
- Simply A Beautiful Property, Viewing Highly Recommended

Summary of Property

**** EXCEPTIONAL DETACHED RESIDENCE ** AVAILABLE IMMEDIATELY ** STUNNING GARDENS & VIEWS **** Located at the end of a quiet, exclusive and private cul-de-sac, this unique detached residence offers a wealth of accommodation, set within a superb garden plot with a backdrop of spectacular countryside views towards Holcombe Brook Hill and beyond. The property offers access to an abundance of everyday amenities that would suit a professional family. Ramsbottom Town Centre is within walking distance, Stubbins Primary School a stone's throw away, transport links for those who commute and outdoor pursuits right on your doorstep. As soon as you step into the house, you will feel at home. The property has many attractive features that you will fall in love with. Most of the living accommodation is on the first floor; in brief it comprises of entrance hallway, stairs leading to the upper-level landing, lounge with feature stone fireplace and floor-to ceiling windows with patio access to balcony where you can take in the countryside views and morning sun. The bright dining room with patio access to the side garden. The dining kitchen is fitted with a range of bespoke hand-painted units, granite worktops, range cooker and integrated fridge and freezer. There is a separate utility with space for washer, dryer, and dishwasher. There is a small hallway off the kitchen with storage cupboard, cloakroom/w.c. and backdoor access to the rear garden. The main inner hallway serves the five bedrooms; bedroom one benefits from fitted wardrobes and a contemporary four-piece en-suite shower room. All of the bedrooms are fitted with built-in furniture, with three double bedrooms and one single. There is a four-piece family bathroom and a three-piece family shower room. At the end of the main hallway, there is a bright and airy versatile living area/sun room with patio access to the garden, it could be perfect for enjoying a morning coffee, reading a book or as additional office space if required. The second stairway leads downstairs to a reception room that has ground level access. This space could be used as an additional lounge, playroom, or as storage space. There is a large office / study with built-in desk and shelving. There is a double garage with additional workshop or storage space and stairs leading to the main entrance hallway. The property is set on 1.5 acres of beautifully maintained gardens, with manicured lawns, well-stocked borders of mature trees, shrubs, and bedding plants. There is a beautiful waterfall feature surrounded by a Japanese style garden with walkover wooden bridge. The sweeping driveway offers parking for multiple vehicles for ample off road parking. Due to the extensive grounds, the owners will continue to pay gardeners to attend the property once a week to ensure it is maintained. Viewing is an absolute must to



Local Authority

Bury Council
 Band F
 Tax Band Amount: £3306.04

Room Descriptions

Ground Floor

Entrance Hallway

Staircase to upper and lower floors.

First Floor

Lounge

5.46m(17'11") x 4.82m(15'10") An attractive main living room, with windows on two elevations, enjoying views of woodland and over fields to front. A York stone 'Minster' style fireplace provides the main focal point, fitted 'coals effect' gas fire, ornate ceiling cornice, recessed lighting, wall picture light. French doors open onto a tiled balcony, complete with wrought-iron balustrade, again making the most of the views from this slightly elevated setting.

Dining Room

5.83m(19'2") x 3.57m(11'8") A delightful reception room, currently used as a separate dining room with access to the gardens.

Dining Kitchen

5.22m(17'2") x 3.84m(12'7") A generous bespoke fitted kitchen, well equipped with integrated appliances, including a 'Falcon' range cooker, 'granite' worksurfaces, inset one-and-a-half bowl sink, breakfast bar, part tiled walls, overlaid oak flooring, recessed lighting, windows on two elevations, beamed ceiling.

Sun Room

4.58m(15'0") x 2.95m(9'8") A versatile living area, taking full advantage of the aspect over 'waterfall' water feature, with French doors accessing large patio area, overlaid oak flooring.

Utility Room

2.98m(9'9") x 2.01m(6'7") Fitted wall units and generous workspace, plumbed for automatic washing machine and dishwasher, space for tumble dryer and additional under-surface fridge, tiled floor, plinth heater.

Rear Entrance

Lobby with inbuilt broom cupboard, cloakroom/w.c.

Cloakroom/WC

Two piece suite comprising hand wash basin and w.c., tiled floor, part tiled walls.

Inner Hallway

Inbuilt wardrobe/storage.

Bedroom One

Bedroom/Dressing Area 6.36m(20'10") x 3.52m(11'7") overall. Enjoying views from windows on two elevations, fitted with wardrobes and dressing table, matching bedside cabinets, bedside wall lights.

En Suite Shower Room

3.34m(11'0") x 2.04m(6'8") Superb four piece suite comprising large shower enclosure, wash basin, w.c., bidet. Both the vanity cupboards and dressing table have 'Corian' worksurfaces, part tiled walls, tiled floor.

Bedroom Two

5.16m(16'11") x 3.04m(10'0") Double, fitted bedroom with windows on two elevations, including wardrobes, dressing table and desk unit, views to front.

Bedroom Three

3.19m(10'6") x 3.02m(9'11") Including fitted wardrobe, overhead storage and desk/dresser, view to rear.

Bedroom Four

3.37m(11'1") x 3.05m(10'0") Plus wall of fitted wardrobes and including matching dressing table, bedside cabinets and bedside wall lights.

Bedroom Five

4.09m(13'5") x 1.86m(6'1") plus recess A good sized fitted single bedroom including wardrobes, drawers and vanity basin, views to front.

Family Bathroom

3.01m(9'11") x 2.51m(8'3") overall. Five piece suite comprising jacuzzi bath, multi-jet shower, hand wash basin, bidet, w.c., part tiled walls, recessed lighting.

Ground Floor

Family/Games Room

6.39m(21'0") x 6.26m(20'7") Windows on two elevations.

Study

6.33m(20'9") x 2.00m(6'7") Including workstation/desk and wall storage/archive cupboards and shelves.

Storage Room

4.31m(14'2") x 1.62m(5'4") Quarry tiled floor, plumbed for automatic washing machine, useful storage area.

Outside

Double Garage

7.51m(24'8") x 4.65m(15'3") Large double garage with 'roller shutter' door, wall mounted central heating boiler, power and light.

Parking

A sweeping tarmac driveway leads to garage and hardstanding area with parking for several vehicles.

Gardens

Mature, generously stocked gardens comprising rolling lawns, specimen shrub beds and borders, rose garden, waterfall water feature.

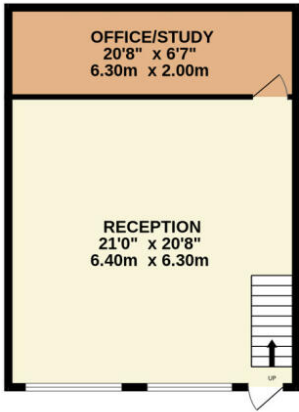
Views

Across the valley to surrounding hills.

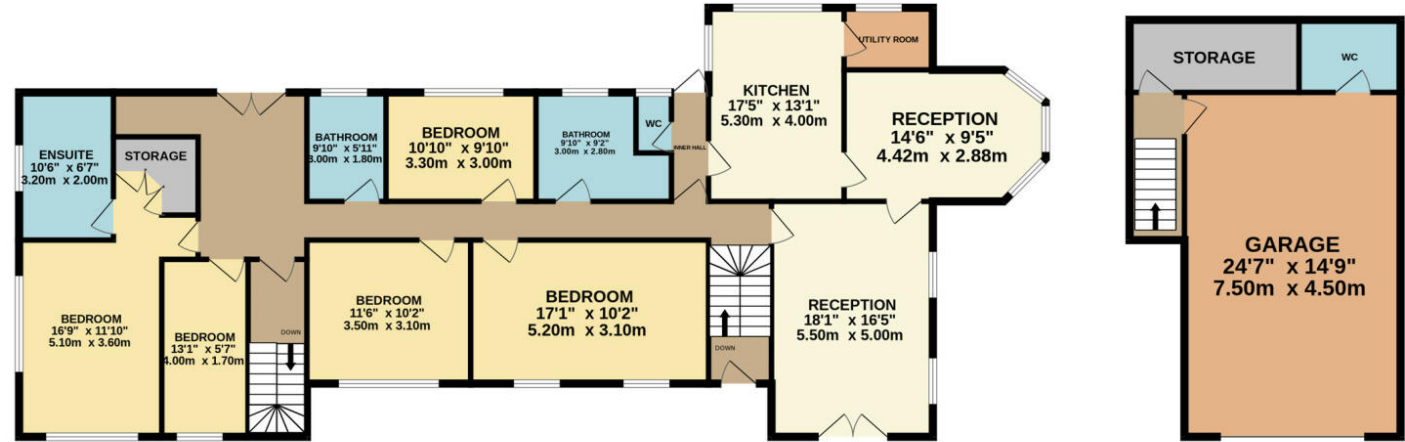


Floorplan

LOWER FLOOR
565 sq.ft. (52.5 sq.m.) approx.



GROUND FLOOR
2193 sq.ft. (203.7 sq.m.) approx.



TOTAL FLOOR AREA : 2758 sq.ft. (256.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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