

£285,000
Freehold



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Features

- STUNNING STONE COTTAGE WITH TWO BEDROOMS PLUS LOFT ROOM
- REAR GARDEN WITH DECKED PATIO WITH HOT TUB
- PANORAMIC VIEWS OVER FARMLAND & WOODLANDS
- SPACIOUS LOUNGE WITH FEATURE LOG BURNING STOVE
- BEAUTIFUL EXTENDED FITTED DINING KITCHEN WITH BI-FOLDING DOORS
- UNDERFLOOR HEATING TO THE KITCHEN
- STUNNING THREE PIECE BATHROOM
- QUIET VILLAGE LOCATION - OVERLOOKING VILLAGE GREEN
- GRADE II LISTED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

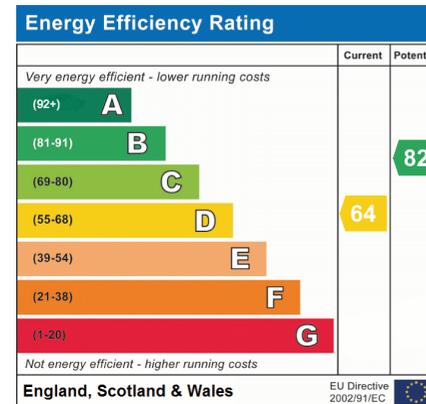
**** PRIVATE REAR GARDEN WITH STUNNING COUNTRYSIDE & WOODLAND VIEWS ** OPEN PLAN DINING KITCHEN WITH BI-FOLDING DOORS ** MODERN THREE PIECE BATHROOM ** TWO BEDROOMS PLUS LOFT ROOM ** MUST SEE!! **** JonSimon is delighted to offer an exceptional opportunity to acquire this beautifully renovated Grade II listed two-bedroom cottage with additional loft room, situated in the highly sought-after village of Nangreaves. Tucked away just off the charming 'Village Green,' this outstanding property benefits from parking to the front and boasts a generously sized, landscaped rear garden with stunning countryside views stretching towards Ramsbottom and Holcombe Hill. Meticulously refurbished to an exceptional standard, the property has undergone significant upgrades, including a rear kitchen extension and the addition of a loft room. The accommodation comprises: a spacious living room featuring an open fireplace with log-burning stove, a striking open-plan dining kitchen with underfloor heating, a floating staircase to the first floor, and bi-folding doors opening onto the garden. To the first floor are two well-proportioned bedrooms, both with fitted wardrobes, and a luxurious three-piece bathroom showcasing an exposed stone wall feature. A pull-down ladder provides access to a converted loft room (with restricted head height) and a rear-facing skylight. Externally, the property offers a beautifully landscaped garden with an artificial lawn, a tiled patio area, a sunken hot tub with decked surround and pergola, all set against a breathtaking backdrop of open countryside and woodland. Early viewing is highly recommended and strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: B Annual Amount: £1877.99 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 1000Mbps



Local Authority

Bury Council
 Band B
 Tax Band Amount: £1877.99

Room Descriptions

Ground Floor

Lounge

4.36m x 4.08m (14'3" x 13'4") - Double glazed window to the front overlooking the village green, sold fuel fire set in original exposed stone surround, beamed ceiling and wall lights.

Open Plan Dining Kitchen

5.75m x 4.36m (18'10" x 14'3") - Stunning kitchen with bi-folding doors opening onto the garden, selection of high gloss wall & base units with quartz work surfaces & splash back to complement, central island with pendant lighting over,, integrated fridge/freezer, dishwasher, washing machine, microwave, electric oven & hob, stainless steel sink & drainer with instant hot water tap, under floor heating, down lighting, two skylights and and floating staircase to the first floor.

First Floor

Landing

Down lighting and loft access with pull down ladder to access the loft room.

Bedroom One

4.30m x 3.01m (14'1" x 9'10") - Double glazed window to the front, fitted wardrobes, ceiling light point and radiator.

Bedroom Two

2.65m x 1.75m (8'8" x 5'8") - Double glazed window to the rear, built in storage, ceiling light point and radiator.

Family Bathroom

3.78m x 1.35m (12'4" x 4'5") - Double glazed frosted window to the rear, contemporary three piece white suite with exposed original stone wall and comprises of; Low level w.c, wall mounted had wash basin set in vanity unit and panel bath with power shower over, down lighting and heated towel rail and down lighting.

Second Floor

Loft Room

(Restricted headroom and accessed by pull down ladder) double glazed skylight to the rear, television point and ceiling light point.

Outside

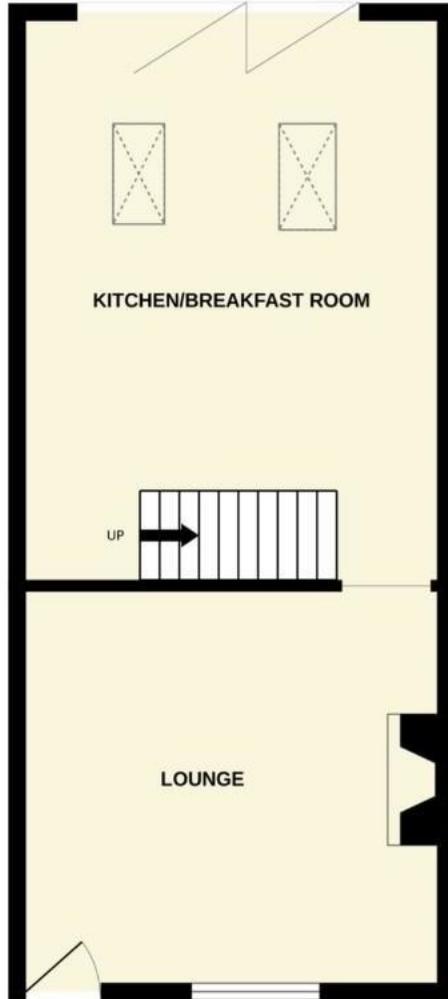
Gardens

To the rear of the property is porcelain patio, artificial lawn, decked patio with sunken hot tub under a pergola and glass balustrade with with views over local countryside and woodlands.

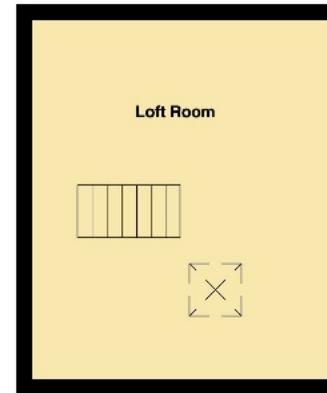


Floorplan

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 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. 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.

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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