





PROPERTY DESCRIPTION

**** STUNNING EXECUTIVE NEW BUILD FAMILY HOME ** THE PERFECT OPEN PLAN FAMILY ROOM, DINING ROOM & KITCHEN ** SOLD WITH NO ONWARD CHAIN ** INDIVIDUALLY BUILT IN THE HEART OF RAMSBOTTOM VILLAGE ** MUST SEE PROPERTY! **** Welcome to Stone House, a stunning executive new-build family home located in the heart of Ramsbottom. Perfectly designed for those who appreciate both style and comfort, this remarkable property offers luxurious features, spacious living areas, and flawless craftsmanship, making it an ideal family residence.

Pull up onto the spacious, tarmac paved driveway where there is plenty of parking for three cars. Concrete paved front entrance, flowing around to the side and rear of the home adding a sophisticated sense of kerb appeal. Make your way through the front door and onto the lightly toned tiled flooring of the entrance hallway, running throughout the ground floor. The attractive composite front door harmonises with the flooring for a fresh, clean finish. Spacious and bright, follow the entrance hallway before glancing through the door on the right, which opens to study ideal for working from home. On the opposite side of the entrance hallway, plush neutral toned carpet stretches out underfoot into the lounge, overlooking the front courtesy of three long style windows, diffusing light throughout the room. Next door on the right, freshen up in the downstairs WC, attractively tiled underfoot and in neutral tones to the walls, and furnished with vanity unit wash basin, WC and modern heated towel radiator. Silver fittings and mirror add a splash of luxury. The heart of the home, open plan living awaits to the rear, in the sublime family-kitchen-dining room.

Light, airy and supremely sociable, this stylish and sophisticated culinary centrepiece is a natural hub when entertaining. Set beneath a trio of black pendant lights, the quartz topped central-island breakfast bar, veined with gold flecks, accommodates an induction hob with downdraught extractor. Other appliances include a larder fridge, freezer, bin storage, dishwasher, washing machine, microwave and a black matching oven. Sleek, handleless cabinetry with quartz worktop and sockets, offer ample storage for clutter free living, whilst the large bi-folding doors offer instant access out to the spacious patio terrace for alfresco dining.

Ascend to the first-floor landing by the impressive oak and metal staircase where you will find four double bedrooms where the main bedroom has elevated views through a glass Juliette balcony out over a quiet area to the side and distant hills. Refresh and revive in the fully tiled en suite, furnished with walk-in shower, heated towel radiator, WC, vanity unit wash basin and an LED mirror. Along the landing, refreshment awaits in the family bathroom, with tiled bath containing overhead drench shower and handheld wand attachment. With a two-drawer vanity unit wash basin, LED mirror, contemporary heated towel radiator and a sleek gold finish.

The thoughtfully landscaped gardens at Stone House offer a tranquil and private space, perfect for family life. A large patio area is ideal for hosting barbecues, parties, or simply enjoying a peaceful evening outdoors. Well-maintained lawns provide ample space for children to play or for pets to roam, making this garden perfect for creating memories with family and friends.

Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office...





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Guest WC

Lounge

Study

Open Plan Sitting Room/Dining Room & Kitchen

First Floor

Landing

Bedroom One

En Suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Outside

Gardens & Parking

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Total Area: 149.9 m² ... 1613 ft²

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.

