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STONELEA 397 BASS LANE  
Summerseat, BL9 5NR  
Offers Over £500,000

# 397 BASS LANE

## Property at a glance

- BEAUTIFULLY PRESENTED STONE BUILT COTTAGE
- ENVIABLE LOCATION
- LARGER THAN EXPECTED GARDENS & GROUNDS
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- DETACHED GARAGE & STORE
- PARKING FOR 5 CARS

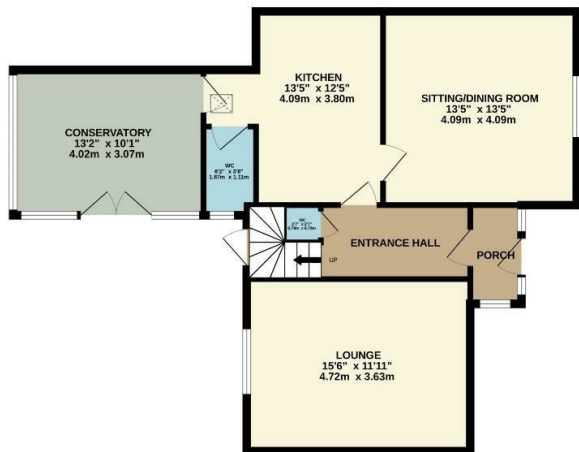
A rather rare commodity; we are often asked for the seemingly impossible - a stone cottage property with three double bedrooms, large gardens, plenty of parking, views down a valley to a stream, oh! and it has to be accessible! Stonelea on Bass Lane in Summerseat ticks all of those boxes and is indeed a bespoke country home and a rare opportunity. Built during the early 19th century Stonelea is a stone constructed, freehold semi detached country home having been meticulously restored and extended over the last 20 years to provide a beautiful family home. Set in gardens and grounds on Bass Lane close to the junction with the A56 and within a 'stones throw' of both the M66 entry and exit roads and yet there are views from most of the rooms down onto the gardens and beyond through the wooded valley, a good deal of which is within the ownership of the property. The current owners recently constructed a detached garage and store/workshop and laid a resin finished driveway to provide off road parking for up to five vehicles. The accommodation has combination gas fired central heating, upvc double glazing with (with working sash windows to the front) and the accommodation briefly comprises: entrance porch, inner hall, lounge with woodburning stove, dining room, kitchen, rear lobby, guest cloakroom/w.c., conservatory, first floor landing, three double bedrooms (one with ensuite) and a main bathroom. The property is served by main gas and electricity. drainage is to a septic tank.

Tenure - Freehold  
Council Tax Band D  
EPC Rating D

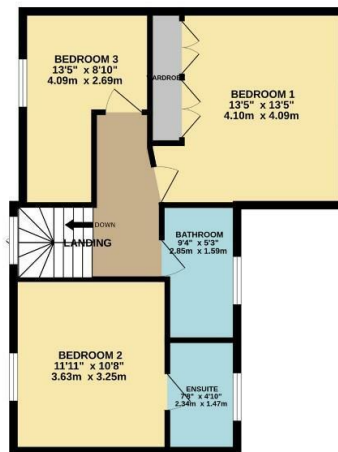




GROUND FLOOR  
795 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.3 sq.m.) approx.

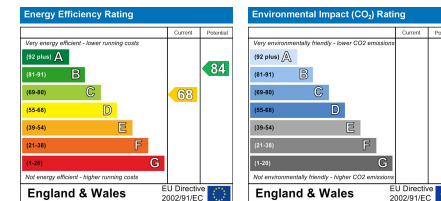


GARAGE  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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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