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LOWER BASS COTTAGE CRAGG FOLD  
Summerseat, BL9 5QN  
£395,000



# CRAGG FOLD

## Property at a glance

- FORMING PART OF A MOST UNUSUAL BARN CONVERSION
- SIX PROPERTIES IN TOTAL
- SEMI RURAL VILLAGE LOCATION WITH VIEWS
- ADAPTABLE ACCOMMODATION OVER TWO FLOORS
- TWO/THREE BEDROOMS, SIGNATURE KARNDÉAN FLOORING TO G/FLOOR & MULLION WINDOWS
- COBBLED COURTYARD SETTING
- GARDENS, PARKING & GARAGE
- ONE ACRE PADDOCK FOR JOINT RECREATIONAL USE FOR RESIDENTS OF CRAGG FOLD
- BEAUTIFUL CONDITION THROUGHOUT

A most individual property full of charm and character, forming part of a barn conversion completed during the early 1980s. Lower Bass Cottage is one of 6 unique properties in Cragg Fold a select development in what can be described as a semi rural location, with cottage gardens, cobbled courtyard, garages, parking and a paddock of around one acre, for use only by the residents, not to forget the open views from the first floor lounge towards Holcombe Hill. The property has been lovingly cared for and is immaculately presented and many of the original features of the barn have been preserved during the development, the king truss in the lounge is perhaps the most notable. With gas central heating and double glazing throughout the accommodation briefly comprises: entrance vestibule, inner hall, dining kitchen with Neff appliances, rear porch, dining room (or bedroom three), ground floor bedroom, ground floor bathroom, first floor landing, fabulous lounge with gas fired stove, main bedroom with fitted furniture and spacious three piece shower room. To the outside there are garden areas to the front and rear, there is a private driveway owned collectively by Cragg Fold leading to the garages, Lower Bass Cottage owns one garage and has two parking spaces. To the rear of the garages there is a bin storage and clothes drying area. In addition there is a well kept paddock of around 1 acre which is jointly owned by the residents for recreational use.

Tenure - Leasehold for the residue of 999 Years from 1982

Ground rent payable - £40 per annum

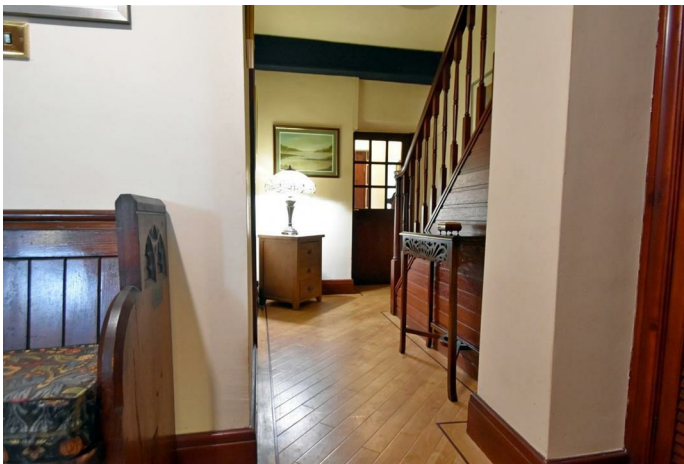
Service charge - to cover garden maintenance & public liability insurance £45 per month

EPC rating - C

Council Tax Banding - E

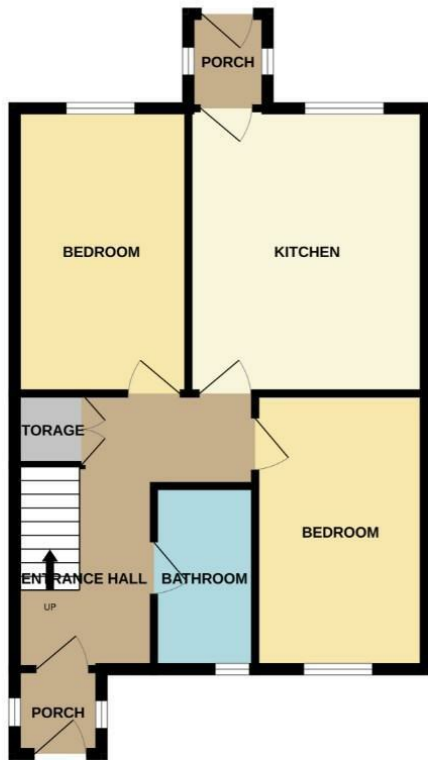




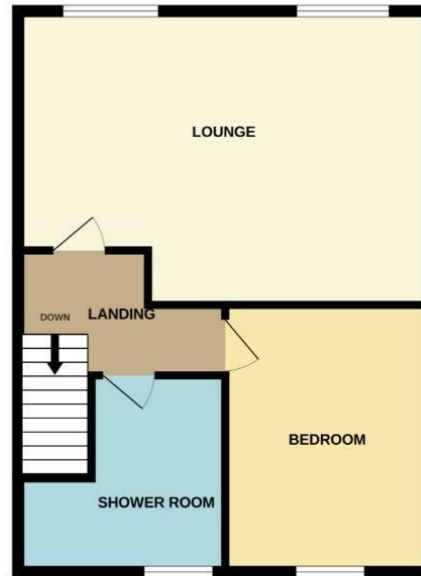




GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

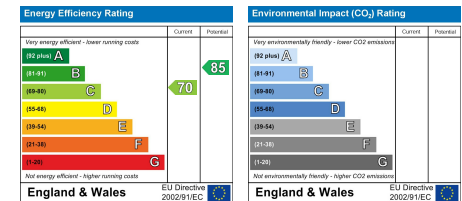


1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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