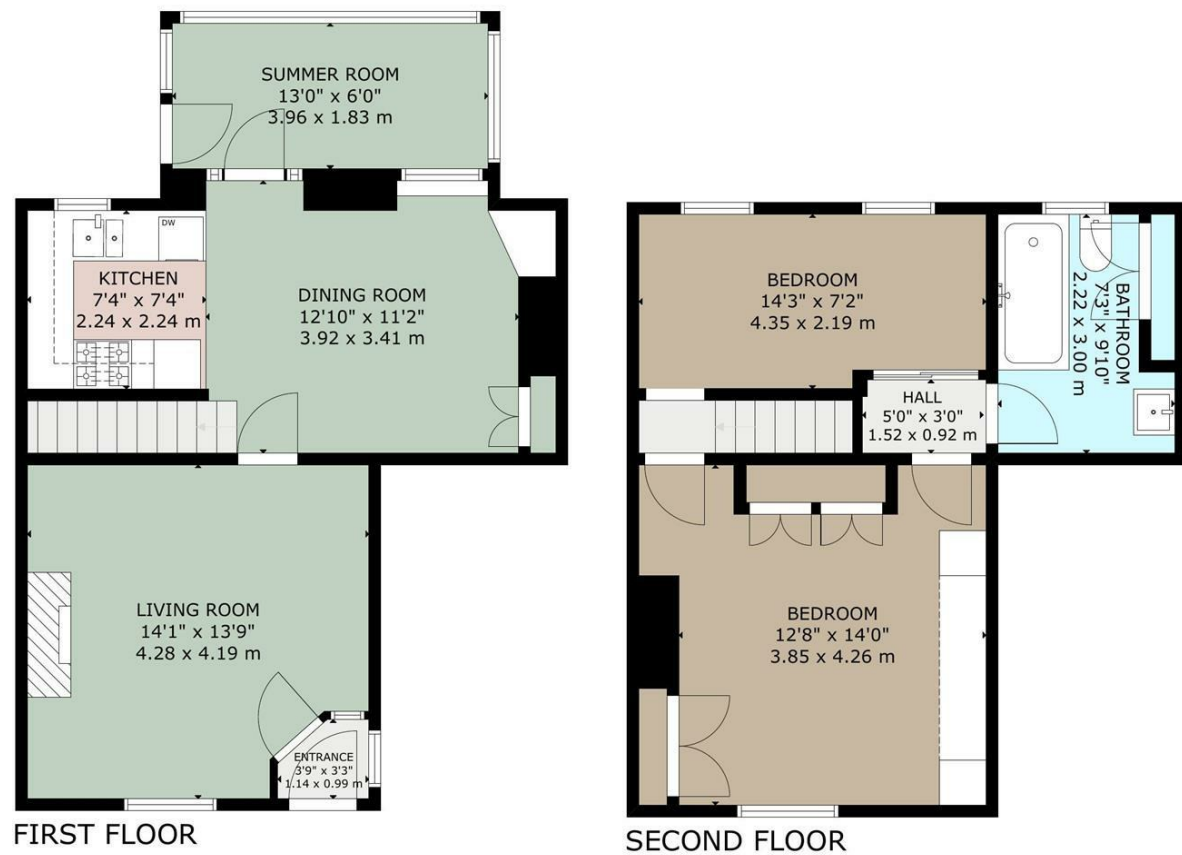




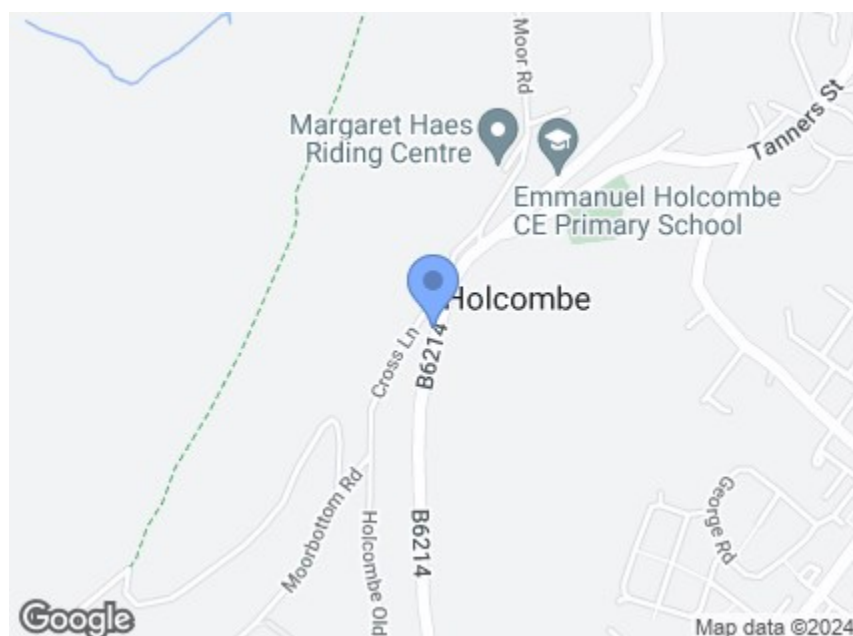
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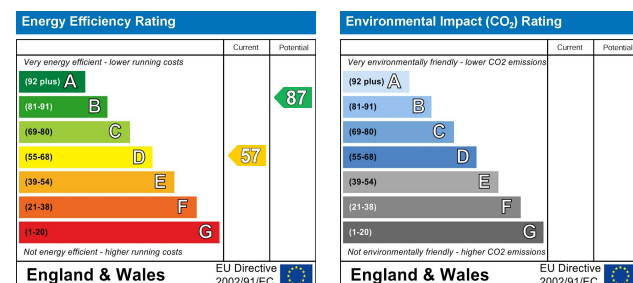


GROSS INTERNAL AREA
TOTAL: 87 m²/941 sq.ft
FIRST FLOOR: 48 m²/517 sq.ft, SECOND FLOOR: 39 m²/424 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head west on Carr St towards Market PI and then Carr St turns left and becomes Tanners St. Continue straight onto Rawsons Rake, then continue onto Chapel Ln. Lastly, turn left onto Lumb Carr Rd/B6214. Destination will be on the right.



Smithy Cottage 14 Lumb Carr Road
Holcombe, Bury, BL8 4NW

Price guide £320,000



- Period terraced stone cottage with two double bedrooms
- Period features & in need of some modernisation
- ****Sold with no onward chain****
- Further off road parking to side of cottages accessed from front'
- Stunning panoramic views of surrounding countryside
- Quiet & well sought after location, close to Ramsbottom Town Centre
- Stone built outbuilding, private courtyard & driveway parking for 2/3 vehicles to rear
- **A Must See!!! Viewing is essential to appreciate charm & location**

Smithy Cottage 14 Lumb Carr Road Holcombe, Bury, BL8 4NW

SMITHY COTTAGE, A MUST SEE!!!**TWO BEDROOM MID STONE COTTAGE**VIEWS OVERLOOKING HOLCOMBE HILL & SURROUNDING COUNTRYSIDE**IN NEED OF REFURBISHMENT**A QUIET & WELL SOUGHT AFTER LOCATION Charles Louis Homes are pleased to bring to the market this mid-terrace stone cottage, nestled between Ramsbottom and Holcombe Brook. The property is set in a very popular location, on the door step of Peel Tower, with stunning views. Ideal for first-time buyers or investors, this home boasts UPVC double glazed windows, and gas central heating.

Inside, find an inviting country style lounge, kitchen/dining area with the addition of a summer house to the rear overlooking to garden. The property benefits from having a private gated terrace to rear, parking and stone out building which could be potentially converted. To the first floor are two double bedrooms and a family bathroom, with stunning countryside views. The property also offers further off road parking at the side of the stone cottages for two further vehicles from the front.

A must See!!! To appreciate charm, views and location of the property.

Entrance Vestibule

3'9 x 3'3 (1.14m x 0.99m)
Wooden entrance door with stain glassed window, opening into the vestibule., radiator and original door leading to the living room.

Living room

14'1 x 13'9 (4.29m x 4.19m)
With a front facing double glazed window with stunning panoramic views over countryside, fireplace with original wooden surround and brick, picture rail and original beamed ceiling, centre ceiling light, radiator, power points and access through to kitchen and dining room.



Alternative view



Dining Room

12'1 x 11'2 (3.68m x 3.40m)
Original wood panelled walls with plate rail, radiator and power points, storage, open plan to the kitchen, stair access to the first floor and door leading to the summer room.



Kitchen

7'4 x 7'4 (2.24m x 2.13m x 1.22m)
Double glazed window, overlooking garden, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with mixer tap, space for an oven with extractor fan above, space for a fridge freezer, centre ceiling lights.



Summer Room

13 x 6 (3.96m x 1.83m)
uPVC windows to three sides overlooking garden, radiator, lighting, laminate flooring and access to the rear.



First Floor Landing

5 x 3 (1.52m x 0.91m)
Access to two double bedrooms, lighting and loft access.

Bedroom One

12'8 x 14 (3.86m x 4.27m)
Front facing double glazed window with stunning panoramic countryside views, radiator, fitted wardrobes and drawers, power points centre ceiling light and access bathroom.



Alternative view



Bedroom Two

14'3 x 7'2 (4.34m x 2.18m)
Two rear facing double glazed windows with views over garden, radiator, power points central ceiling light and access to bathroom.



Bathroom

7'3 x 9'10 (2.21m x 3.00m)
Frosted double glazed window to rear, Fully tiled walls with vinyl flooring, inset spots, heated towel rail and built in storage. Fitted with a three piece bathroom suite comprising of a panel enclosed p-shaped bath with thermostatic shower and glass screen, low level WC and hand wash basin with pedestal.



Rear Garden

Terraced rear garden with gravel borders, stone steps leading to raised patio area with access to stone out building with power and light, private gated access to rear offering driveway parking.



Stone Outbuilding

Access through wooden doors, window with power points and lighting.



Alternative Views



Parking

This two bedroom stone cottage offer ample parking with driveway to side of property for two vehicles and private parking which is gated to the rear and also parking on the road to front of the property.