



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

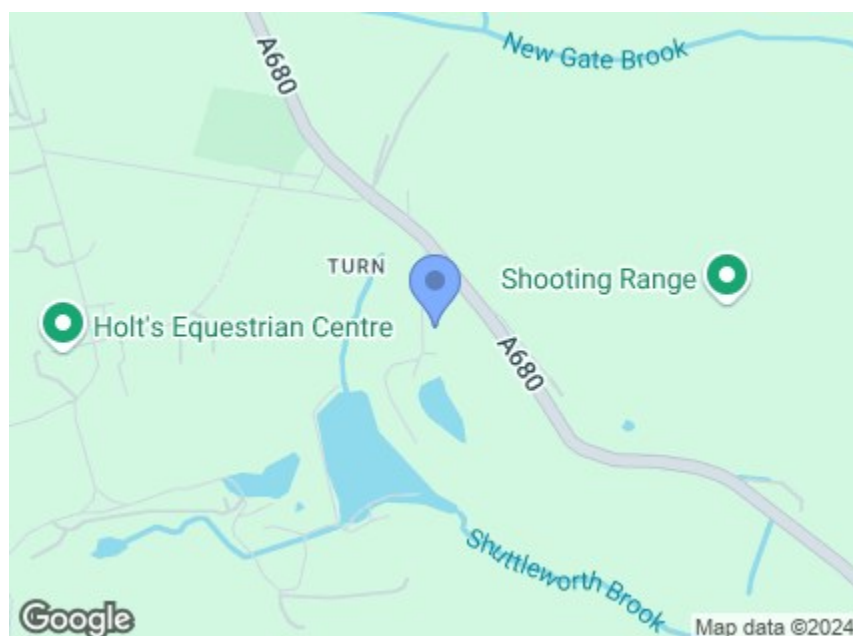
# CHARLES LOUIS

HOMES LIMITED

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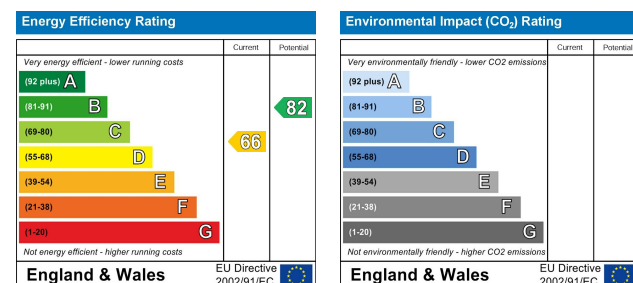


GROSS INTERNAL AREA  
TOTAL: 192 m<sup>2</sup>/2,068 sq.ft  
GROUND FLOOR: 11 m<sup>2</sup>/122 sq.ft, FIRST FLOOR: 101 m<sup>2</sup>/1,088 sq.ft, SECOND FLOOR: 80 m<sup>2</sup>/858 sq.ft  
EXCLUDED AREAS: PORCH: 3 m<sup>2</sup>/30 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head northeast on A676 / Bolton Street towards Lever Street, Turn left onto Carr Street, Turn right onto B6214 / Helmshore Road, Arrive at B6214 / Helmshore Road on the right.



## 30 Lodge Mill Lane Ramsbottom, Bury, BL0 0RW

Price guide £425,000



- Charming period property combining historic character with modern update.
- Retains beautiful period details, including traditional window panelling.
- Uninterrupted views of Ramsbottom, Peel Tower, and Musbury Tor, providing a serene and scenic backdrop.
- The cellar offers additional storage or potential for further development.
- Four bedrooms, two bathrooms, and three reception rooms.
- Stunning private garden with amazing rural views over the countryside.
- Off-road parking available for up to three cars, ideal for families and guests.
- A Must See!!! To appreciate size, charm & location of property

# 30 Lodge Mill Lane

## Ramsbottom, Bury, BL0 0RW

**\*\*STUNNING OPEN VIEWS\*\*FOUR BEDROOMED PERIOD PROPERTY\*\*SITATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\***

This charming four-bedroom period property, located on Lodge Mill Lane, was originally built in 1860 by the Ramsbottom family of Lodge Mill. The house, dating from 1897, beautifully blends historic character with modern touches, making it a unique and inviting home.

The property features two spacious bathrooms, three reception rooms, and parking for up to three cars. True to its period origins, it boasts traditional window panelling, deep skirtings, high ceilings, and original floor tiling in the reception hall, dining, and living room. The lounge and upstairs rooms maintain the original pine floorboards, adding to the home's timeless charm. Feature fireplaces throughout provide a warm and cosy atmosphere.

A cellar offers additional storage space, and the property enjoys a non-overlooked position with private front and rear gardens, including a generous stone patio perfect for outdoor entertaining. The house offers stunning rural views across open fields, with iconic landmarks such as Ramsbottom, Peel Tower, and Musbury Tor visible in the distance.

With its combination of historical features, modern updates, and idyllic countryside views, 30 Lodge Mill Lane is a truly unique home that offers a blend of character, comfort, and privacy.

### Front Porch

uPVC double glazed windows with side elevation, tiled flooring and a centre ceiling light,

### Hallway

Original floor tiles, traditional doors, carpet case to first floor, coving and picture rails, feature centre ceiling light

### Lounge

13'11 x 14'5 (4.24m x 4.39m)

uPVC double glazed window with front elevation, gas coal effect fire with marble surround, centre rose ceiling lighting and wall lighting, carpet flooring, decorative coving and a picture rail and gas central heating radiators. Double stain glass doors through to the dining room.



### Alternative View



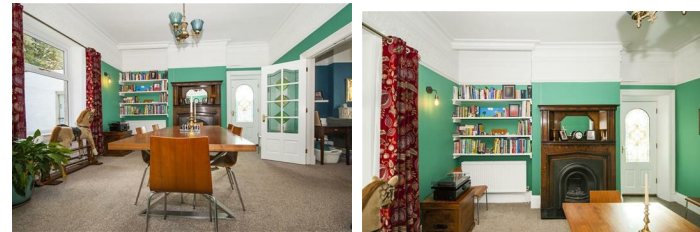
### Dining Room

17'4 x 14'8 (5.28m x 4.47m)

uPVC double glazed window with rear elevation, gas coal effect fire with a period wooden surround, centre rose ceiling lighting and wall lighting, carpet flooring, decorative coving and a picture rail and gas central heating radiator. Doors leading to the conservatory.



### Alternative View



### Kitchen/Diner

10'11 x 18'1 (3.33m x 5.51m)

uPVC double glazed window with rear elevation, country style kitchen fitted with a range of wall and base units in a crème finish, breakfast island with granite worktops, integrated dishwasher, 1.5 sink with drainer and mixer tap, integrated Bosch microwave, fridge freezer and ceiling lights. Door down to the cellar and a rear door to the garden.



### Alternative View



### Office

7'10 x 11'1 (2.39m x 3.38m)

uPVC double glazed window with front elevation, wooden flooring, centre ceiling light and a gas central heating radiator.

### Conservatory

8'1 x 20'7 (2.46m x 6.27m)

uPVC double glazed windows and uPVC double glazed French patio doors, wall lights and tiled flooring



### First Floor Landing

Access to all four bedrooms and the family bathroom. Loft access.

### Bedroom One

11'7 x 14'8 (3.53m x 4.47m)

uPVC double glazed windows with side and rear elevation, original wooden flooring, fitted wardrobes, centre ceiling light, coving, gas central heating radiator,



### Ensuite

5'7 x 10'3 (1.70m x 3.12m)

uPVC double glazed window with rear elevation, part tiled walls and wooden flooring, a four piece suite comprising of a jacuzzi bath with shower above, hand wash basin, low level WC, and bidet, inset spot lights, wall lights, towel radiator,

### Bedroom Two

14'2 x 14'5 (4.32m x 4.39m)

uPVC double glazed window with front elevation, original wood flooring, fitted wardrobes, cast iron feature fireplace, coving, centre ceiling rose light, and a gas central heating radiator,



### Bedroom Three

14'2 x 11'1 (4.32m x 3.38m)

uPVC double glazed window with front elevation, original wooden flooring, coving, centre ceiling lighting and a gas central heating radiator,



### Bedroom Four

10'7 x 10'3 (3.23m x 3.12m)

uPVC double glazed window with rear elevation, centre ceiling light with decorative rose and a gas central heating radiator



### Family Bathroom

7'8 x 7'3 (2.34m x 2.21m)

A modern three piece suite comprising of a walk-in in shower, hand wash basin with vanity, low level WC, partly tiled walls and tiled flooring, combi boiler, towel radiator, extractor and inset spot lights



### Cellar

Tenure - Freehold  
Council Tax - Rossendale Band E