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# CHARLES LOUIS

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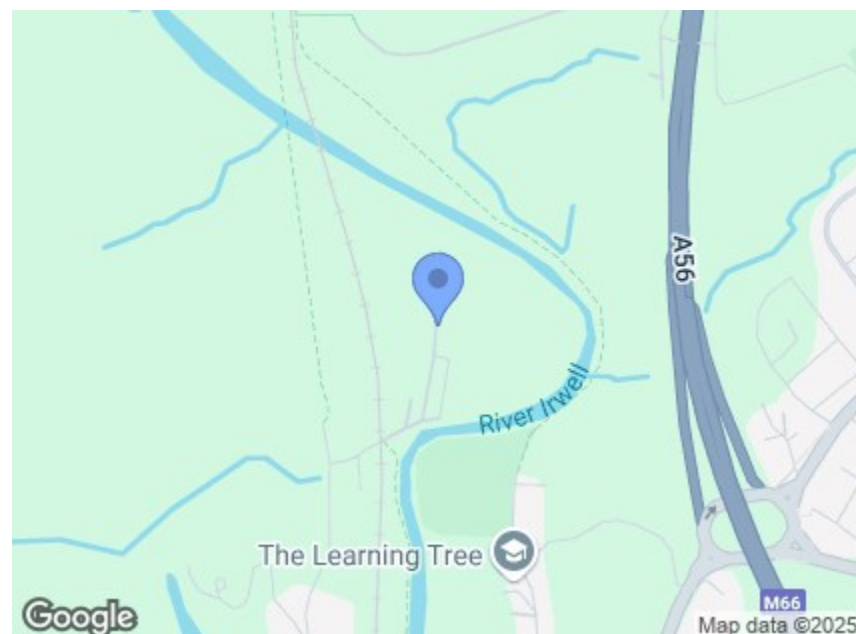
## The Barn North Street

Ramsbottom, Bury, BL0 0PB

£1,700,000



- Located in the picturesque countryside of BL0 0PB, The Barn is a stunning detached property that blends rustic charm with modern luxury.
- Features five generously sized bedrooms, modern bathrooms, and a kitchen equipped with top-of-the-line appliances.
- Benefits from the tranquility of the countryside while being conveniently close to local amenities and essential services.
- Nearby villages offer quaint shops, traditional pubs, and community events that embody the friendly local spirit.
- Offers spacious living areas adorned with exposed beams and high-quality finishes, flooded with natural light through large windows.
- Set on expansive grounds with extensive associated land, providing ample space for outdoor activities, gardening, or potential development.
- Surrounding region boasts scenic beauty with rolling hills, lush green spaces, and walking trails that appeal to nature enthusiasts.
- Excellent transport links provide easy access to neighbouring towns and cities, making it ideal for those seeking a peaceful retreat without sacrificing connectivity.



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# The Barn North Street

## Ramsbottom, Bury, BL0 0PB

The Barn, located in the picturesque countryside hamlet of Strongstry, is a stunning detached property that seamlessly blends rustic charm with modern luxury.

This exceptional home offers spacious living areas adorned with exposed beams and high-quality finishes throughout. Large windows flood the interior with natural light, highlighting the elegant design and providing breath-taking views of the surrounding landscape. The property boasts five generously sized bedrooms, modern bathrooms, and a gourmet kitchen equipped with top-of-the-line appliances.

Situated in the heart of a charming rural area, The Barn benefits from the tranquillity of the countryside while being conveniently close to local amenities. The surrounding region is known for its scenic beauty, featuring rolling hills, lush green spaces, and walking trails that appeal to nature enthusiasts. Nearby villages offer a selection of quaint shops, traditional pubs, and community events that embody the friendly local spirit. Excellent transport links provide easy access to neighbouring towns and cities, making it an ideal location for those seeking a peaceful retreat without sacrificing connectivity.

Set on expansive grounds of approximately 16 acres, The Barn includes extensive associated land, gardens, courtyard, stables and ménage, providing ample space for outdoor pursuits, gardening or equestrian activities.

The serene setting provides a peaceful escape while still being within easy reach of essential services and transport networks. This unique property presents a rare opportunity to experience countryside living at its finest.

### Entrance Porch

6'3 x 5'9 (1.91m x 1.75m)  
Composite front door with diamond window, further two windows on the side and rear, oak engineered wood flooring, coving, a central ceiling light and a radiator.

### Hallway

26'4 x 11'1 (8.03m x 3.38m)  
The stone doorway opens into a spacious hallway which provides access to the ground floor rooms. The substantial welcome to this property is augmented with solid wood doors. Oak engineered wood flooring, and stairs leading to the first floor.

### Office

10'10 x 16'10 (3.30m x 5.13m)  
The ideal space for home working in tranquility. Dual aspect windows provide views of the gardens, and the room itself will comfortably accommodate the most comprehensive home office set up.

### Gym

15 x 16'10 (4.57m x 5.13m)  
Currently in use as a gym, this spacious room has window to the side elevation, coving oak engineered wood flooring and fireplace.

### Living Room

17'7 x 21 (5.36m x 6.40m)  
Dual aspect windows provide views of the gardens in this relaxing and comfortable family living space. oak engineered wood flooring, coving, stone fire place with gas effect log burning stove, bi-fold doors leading to the rear garden, with a feature wooden lintel and inset ceiling spot lights providing a perfect blend of modern and traditional.



### Dining Room

13'3 x 20'10 (4.04m x 6.35m)  
An ideal entertaining or family dining space, connected to the kitchen and living room. The oak engineered wood flooring, coving and bi-fold doors leading to the rear garden provide an atmosphere of luxury in the light and spacious dining room.



### Kitchen

19'1 x 17'2 (5.82m x 5.23m)  
The heart of the home is this spacious kitchen with breakfast bar. With a large window to the side elevation and a door leading out to the rear garden, this kitchen also wide range of modern wall and base units, sink with Grohe boiling water tap, granite worktops, modern AGA range style oven with extractor, integrated dishwasher, fridge freezer, oak engineered wood flooring and access to the utility room, dining room and basement.



### Utility

11'2 x 9'6 (3.40m x 2.90m)  
A spacious, light and practical space with windows to the side and front elevation, a wide range of modern units, sink with mixer tap, granite worktops and tiled flooring.

### WC

7'5 x 3'10 (2.26m x 1.17m)  
Partially tiled with Karndean wood effect flooring, WC and hand wash basin.

### Cinema Room/ Music Room (Basement)

30'5 x 15,33'10 x 11'6 (9.27m x 4.57m,10.31m x 3.51m)  
A substantial open plan multi functional carpeted space. Ideally suited for a multitude of recreational uses.



### First Floor Landing

15'9 x 11 (4.80m x 3.35m)  
In line with the rest of this home the first floor landing is spacious and welcoming, providing access to all first floor rooms.

### Bedroom One

18'4 x 20'10 (5.59m x 6.35m)  
A commanding and luxurious master bedroom with windows to the front and side elevation providing a light and airy feel, with access to the en-suite and walk in wardrobe.



### Ensuite

10'2 x 7'5 (3.10m x 2.26m)  
Fully tiled walls and floor, window to the side elevation, fitted with a four piece suite, comprising of walk in shower cubicle with overhead shower, panel enclosed bath, low level WC and hand wash basin with vanity unit, inset ceiling spot lights and a chrome heated towel rail.

### Walk in Wardrobe

10'2 x 6'4 (3.10m x 1.93m)  
A spacious and practical space, designed to perfectly compliment the luxurious master bedroom.

### Bedroom Two

14'3 x 15'8 (4.34m x 4.78m)  
Spacious and light bedroom two features a window to the rear elevation, coving, fitted wardrobes, and access to the en-suite.

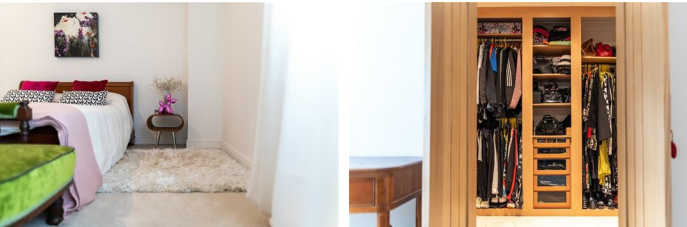


### Ensuite

10'4 x 5'1 (3.15m x 1.55m)  
Fully tiled walls and floor, fitted with a three piece suite, comprising of walk in shower cubicle with overhead shower, low level WC and hand wash basin with vanity unit, inset ceiling spot lights and a chrome heated towel rail.

### Bedroom Three

14'3 x 15'8 (4.34m x 4.78m)  
A large double bedroom featuring a window to the rear elevation, coving, and access to the walk-in wardrobe.



### Dressing Room

14'3 x 6 (4.34m x 1.83m)  
Fitted wardrobes, draws, shelving and dressing table

### Bedroom Four

9'11 x 20'11 (3.02m x 6.38m)  
Another spacious bedroom with a large window to the front elevation, coving and a central ceiling light.



### Bedroom Five

9'5 x 16'6 (2.87m x 5.03m)  
Spacious double bedroom with a window to the side elevation, coving, and access to the en-suite bathroom.



### Ensuite

10'11 x 5'10 (3.33m x 1.78m)  
Fully tiled walls and floor, fitted with a three piece suite, comprising of walk in shower cubicle with overhead shower, low level WC and hand wash basin with vanity unit, inset ceiling spot lights and a chrome heated towel rail.

### Family Bathroom

8'8 x 9'11 (2.64m x 3.02m)  
Fully tiled walls and floor, fitted with a four piece suite, comprising of walk in shower cubicle with overhead shower, panel enclosed bath with mixer tap, low level WC and hand wash basin with vanity unit, inset ceiling spot lights and a chrome heated radiator.



### Garden

The gardens here are extensive and multi use. Grassland supports grazing sheep in the outer areas towards the woods, whilst the inner gardens are laid to lawn. A courtyard and wrap around patio will provide the new owners with the opportunity to appreciate the stunning views from any aspect of his fantastic property.



### Stables

A sizable set of stables surrounding a practical concrete yard, this area of the land has clearly been designed for equestrian use. It is currently used as a workshop and for storage. This area presents many opportunities for equestrian use, hobby enthusiasts or as a home business requiring a workshop.



### Land



Tenure - Freehold  
Council Tax - Rossendale band G