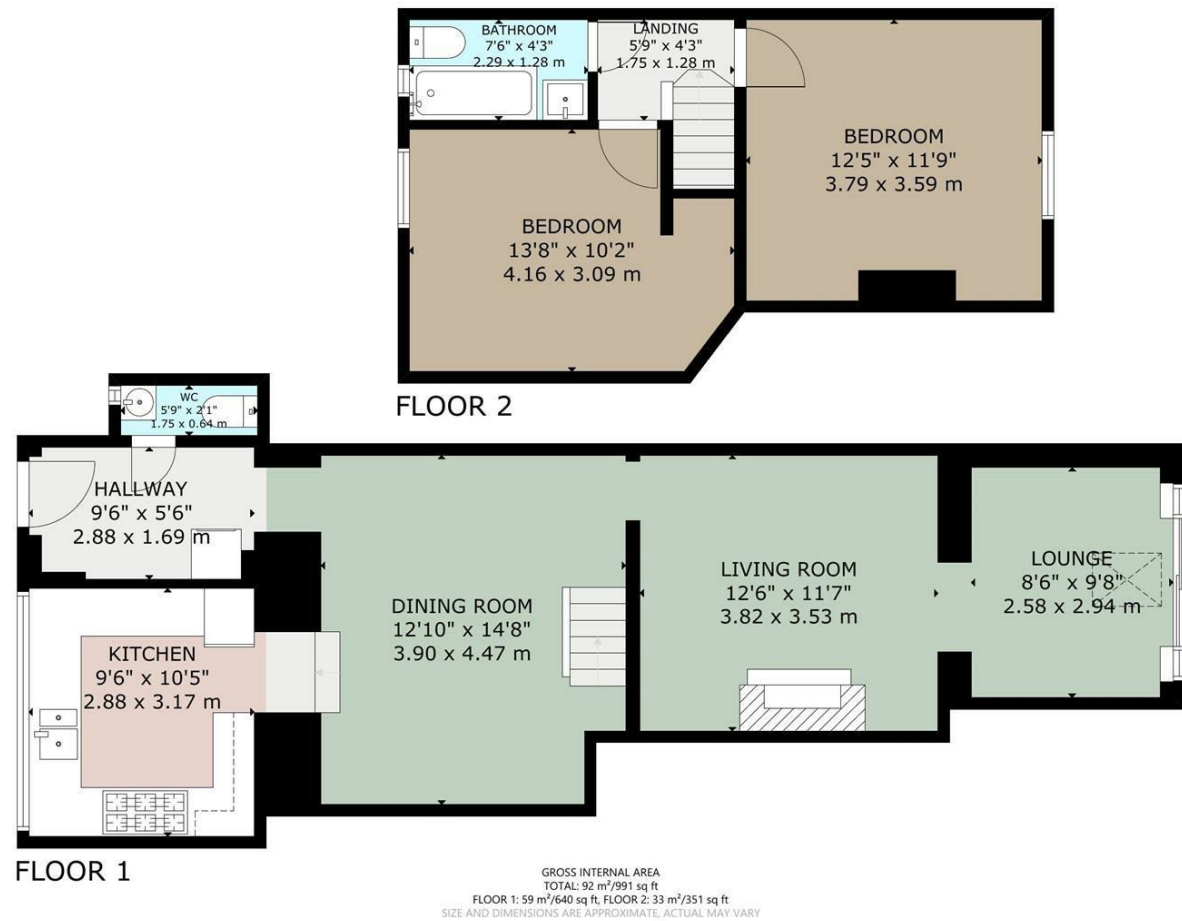




Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and continue to follow A676. Then turn left onto Tottington Rd/B6213.

2 Whittles Cottages Turton Road Tottington, Bury, BL8 3QQ

Price guide £500,000



- Well Presented Two Bedroom Mid Stone Cottage
- Three & Half Acres Of Land & Stables, With Electrics & Water Supply
- Set In Semi Rural Location, In A Quiet & Well Sough After Location.
- Ample Parking & Gardens With Countryside Views
- Fantastic Small Holding Opportunity!!
- Country Style Living With Snug & Stunning Panoramic Views
- Modern Fitted Family Bathroom & Downstairs WC
- Viewing Essential To Appreciate The Potential Of The Land & Stables, With Country Style Living

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 Whittles Cottages Turton Road Tottenham, Bury, BL8 3QQ

****WELL PRESENTED TWO BEDROOM MID STONE TERRACE**STABLES & OUTBUILDINGS, WITH APPROX 3 ACRES OF LAND**STUNNING COUNTRYSIDE VIEWS**LOACTED IN A QUIET & WELL SOUGHT AFTER AREA**Charles Louis Homes are pleased to offer this amazing chance to own this two bedroom stone terraced home. True countryside living is the order of the day, with this property situated in the rolling countryside of the ever popular Tottenham area of Bury. It is a fantastic and rare opportunity to purchase this traditional stone cottage, which comes with three and half acres of land and stables, which has electric and water supply.**

As you enter the cottage you are greeted with a hallway, which is also used as utility room, with downstairs WC, dining room and leading into the kitchen. The dining room also leads through to the living room with feature fire and continues into a small snug room with sliding patio doors opening onto the rear garden and offers stunning countryside views. Upstairs on the first floor is a modern family bathroom and two spacious double bedrooms.

Outside, the property features a garden to the rear with open countryside views-The property also comes with an additional three and a half acres of land and existing stables, which already benefits from water supply and electrics. Whittles Cottage is an Ideal opportunity for a small holding for people with livestock or horses. The location is in an excellent position, with easy access to rail services to Bury and Manchester. You also have nearby local schools, shops, restaurants and countryside walks. **A Must See!!!** To appreciate charm, location and the potential with the land and stables.

Land & Stables

The property comes with an additional three and a half acres of land and existing stables, which already benefits from water supply and electrics. Whittles Cottage is an Ideal opportunity for a small holding for people with livestock, horses or potential for private Livery Yard.



Alternative View



Entrance Hall & Utility Room

9'6 x 5'6 (2.90m x 1.68m)
Composite door opening into the hallway, tiled flooring, Victorian radiator, plumbed for washing machine and space for dryer, boiler, inset spots and access to the downstairs WC.

Downstairs WC

5'9 x 2'1 (1.75m x 0.64m)
With a front facing opaque uPVC window, fitted with a two piece suite, comprising of low level WC and hand wash basin, fully tiled walls, tiled floor and inset spots.

Kitchen

9'6 x 10'5 (2.90m x 3.18m)
uPVC windows to front elevation, offering stunning views, steps leading into a modern fitted shaker style kitchen, with a range of wall and base units and contrasting work tops, inset one and half sink, drainer and mixer tap, space for a range style cooker, splash back tiles and extractor fan, integrated dishwasher, space for a fridge freezer, ceiling spot lights, Victorian style radiator, tiled flooring and sky light.



Alternative View



Dining Room

12'10 x 14'8 (3.91m x 4.47m)
Access to the kitchen and lounge, with stairs ascending to the first floor, Victorian style radiator, centre ceiling light, coving and power points.



Living Room

12'6 x 11'7 (3.81m x 3.53m)
Opening up into snug/lounge with views over garden and countryside, feature gas fire and wooden surround and tiled hearth, Victorian style radiator, centre rose with central ceiling light and power points



Alternative View



Lounge/Snug

8'6 x 9'8 (2.59m x 2.95m)
Sliding patio doors to the rear elevation leading to the rear garden, offering countryside views, Velux window, Victorian style radiator and power points



Alternative View



First Floor Landing

5'9 x 4'3 (1.75m x 1.30m)
Leading off to two double bedrooms and family bathroom.

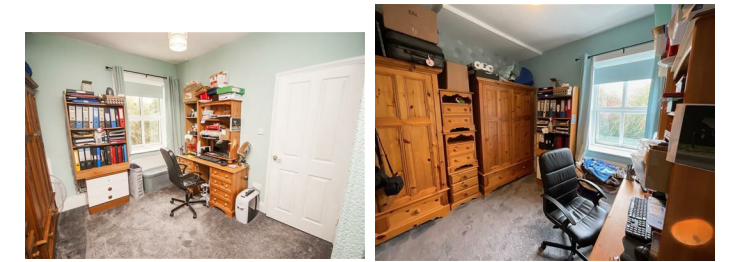
Master Bedroom

12'5 x 11'9 (3.78m x 3.58m)
uPVC double glazed window to rear elevation with stunning countryside views, gas central heating radiator, power points central and ceiling light.



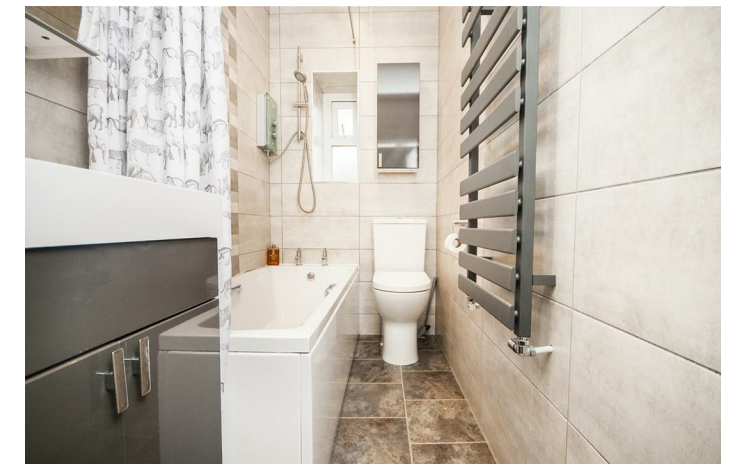
Bedroom Two

13'8 x 10'2 (4.17m x 3.10m)
uPVC double glazed window to front elevation with stunning views, gas central heating radiator, power points and central ceiling light.



Family Bathroom

7'6 x 4'3 (2.29m x 1.30m)
uPVC double glazed opaque window to front elevation, fitted with a three piece bathroom suite comprising of a panel enclosed bath with shower, low level WC and a hand wash basin with vanity unit, fully tiled walls and floor, heated towel rail and inset spots.



Rear Garden



Council Tax - Bury Band C
Tenure - Freehold