



## Gorses, Bury, BL9 6UD

£740,000

THE PERFECT EQUESTRIAN PROPERTY

Nestled in the tranquil surroundings of Gorses, Birtle, this remarkable four double bedroom cottage offers a unique blend of character and modern living. Set on an impressive plot of approximately three acres, the property is located down a quiet, private lane, surrounded by picturesque streams and lush woodlands, making it an idyllic retreat for those seeking peace and privacy.

This charming home has been beautifully presented and meticulously maintained, showcasing an abundance of indoor space that is both inviting and functional. With three spacious living areas, there is ample room for relaxation and entertaining, while the neutral decoration throughout allows for personal touches to be easily added.

For equestrian enthusiasts, this property is a dream come true. It features two stables and grazing fields, providing the perfect environment for keeping horses close to home. The stunning fields and private woodlands create a serene backdrop, ideal for leisurely rides and outdoor activities.

In addition to its impressive living space and equestrian facilities, the property offers ample off-road parking, including two car ports, ensuring convenience for residents and guests alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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# Gorses, Bury, BL9 6UD

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- An Impressive Character Property
- Ample Off Road Parking With Car Ports
- Beautiful Features
- EPC Rating TBC
- Approximately 3 Acres Of Land
- Three Reception Rooms
- Council Tax Band B
- Equestrian Facilities And Grazing Fields
- Four Double Bedrooms
- Tenure Freehold

## Ground Floor

### Entrance

Composite door to the porch.

### Porch

6'4 x 5'6 (1.93m x 1.68m)

Two UPVC double glazed windows, hardwood single glazed door to the hallway.

### Hallway

11'11 x 9'7 (3.63m x 2.92m)

UPVC double glazed window, central heating radiator, hardwood flooring, doors to the lounge, kitchen, reception room and staircase to the first floor.

### Lounge

22'3 x 11'1 (6.78m x 3.38m)

Three UPVC double glazed windows, central heating radiator, electric storage heater, cast iron multi fuel burner with stone hearth and surround, television point.

### Reception Room

12'2 x 9'8 (3.71m x 2.95m)

UPVC double glazed window, central heating radiator, electric storage heater, picture rail, stone fireplace, fitted alcove storage, television point, hardwood door to the dining room.

### Dining Room

15'10 x 12'2 (4.83m x 3.71m)

UPVC double glazed window, central heating radiator, electric storage heater, open coal gas fire, integrated alcove storage, picture rail, under staircase storage cupboard, hardwood door to the kitchen.

### Kitchen

12'4 x 7'8 (3.76m x 2.34m)

UPVC double glazed window, electric storage heater, a range of panelled wall and base units, granite effect laminate surface, ceramic double bowl sink with mixer tap, space for an electric oven with a four ring electric hob, space for fridge freezer, wood effect Lino flooring, UPVC double glazed door to the utility room.

### Utility Room

13'8 x 4'6 (4.17m x 1.37m)

Hardwood single glazed surrounding windows, plumbing for a washing machine and dryer, PVC wood effect panelled elevations, tiled flooring, hardwood door to the WC, hardwood door to the rear.

## WC

4'6 x 4'6 (1.37m x 1.37m)

Hardwood single glazed window, a two piece suite comprising of a low basin WC, vanity top wash basin with traditional tap, integrated linen cupboard.

## First Floor

### Landing/Office

15 x 13'2 (4.57m x 4.01m)

UPVC double glazed window, central heating radiator, electric storage heater, loft access, hardwood flooring, hardwood doors to four bedrooms and a bathroom.

### Bedroom One

15'11 x 9'10 (4.85m x 3.00m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

11'2 x 9'6 (3.40m x 2.90m)

Two UPVC double glazed windows, central heating radiator, electric storage heater, wood panelled elevations.

### Bedroom Three

11'2 x 9'6 (3.40m x 2.90m)

Two UPVC double glazed windows, electric storage heater.

### Bedroom Four

13'4 x 12'4 (4.06m x 3.76m)

UPVC double glazed window, electric storage heater, original fireplace.

### Bathroom

8'10 x 7'9 (2.69m x 2.36m)

UPVC double glazed window, electric heated towel rail, a four piece suite comprising of a wood panelled bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, direct feed corner shower enclosure, tiled elevations, hardwood flooring.

### External

Approximately 3 acres of land, fields, mature shrubs, woodland, car port, two stables.

### Stable One

17'7 x 8'9 (5.36m x 2.67m)

### Stable Two

17'7 x 9'3 (5.36m x 2.82m)

Open to the tac room/workshop

### Tac Room/Workshop

17'7 x 8'11 (5.36m x 2.72m)



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