

THE BARN

LITTLE HOLCOMBE





THE BARN

Discover your rural retreat in the quaint and quiet hamlet of Little Holcombe at The Barn, a characterful stone built home nestled off a peaceful, private lane and with idyllic open views out over the valley.

Pull onto the cobbled courtyard, where there is ample parking, with further parking available to the far side of The Barn, alongside a turning area. There is also secure parking available in the detached two door garage, whose stone-built façade mirrors the sturdy stone construction of the main home. Built in 1878, The Barn was converted into a family home in 1983, with the current owners only the second ever occupants in its history.

Immediately, the captivating views out over the countryside in the direction of Ramsbottom, Bury, Manchester, Scout Moor, The Pennines, the Derbyshire peaks and, on a clear day, as far as Jodrell bank in Cheshire, greet you.



A WARM WELCOME

Shake the dew from your coat in the quarry tiled porch, before continuing through into the entrance hall, a broad and bright space, where Karndean flooring extends underfoot and ahead, the impressive minstrels' gallery can be seen above.

Exposed stone, open tread staircase, quaint internal windows and solid wood pillars all combine, creating a sense of arrival. A central hub and natural meeting point, the entrance hall brings together the different spaces in the home, with bedrooms lying to the left, stairs leading up to the master and guest bedrooms and living room, and steps leading down to the kitchen, dining and entertaining areas to the right.

WORK, REST & PLAY

Directly across from the entrance hall, arrive at the study, where the original barn window arches capture verdant views out over the garden and trees to the rear. Ideal for those working from home, French doors offer instant access to the safe and secure lawned garden. A versatile room, it could also serve well as a snug, lounge, playroom or bedroom.

Steps lead down from the entrance hall to provide access to a recently fitted cloakroom with wash basin and WC.

“Friends and family comment on the fantastic parties we have had here! The family rooms where everyone gets together and the space where children can chill out and have personal time.”





WINE & DINE

Entertain family and friends at birthdays and Christmas in the formal dining room next door, where light streams in through windows to two sides, framing far reaching views over the valley.

Beams bedeck the ceiling, infusing the room with character. A home with fantastic flow, quirky internal windows and a connecting door provide instant access to the kitchen.

The heart of the home and sociable hub, the traditional farmhouse kitchen emanates warmth and welcome. Internal windows draw light through from the entrance hall, whilst the exposed stone and smoothly polished wood of the former fireplace evoke a sense of the heritage of this centuries old home. Beams adorn the ceiling overhead, with warm tones to the walls and fantastic views out over the countryside visible from the window above the sink. Cabinetry affords ample storage, with a gas hob, oven and grill and integrated fridge-freezer on hand for your day-to-day meal preparation.

With instant access out from the kitchen to the garden, dine alfresco or enjoy a morning coffee whilst savouring the views.

Opening up seamlessly from the kitchen, discover the spacious and versatile games room.



ENTERTAINING HAVEN

Exposed stone and beams combine with polished wood flooring in the games room, which also offers exceptional views over to Peel Tower. An ideal space for all ages, particularly children and teenagers, the games room has served as a gym, and could work well as a family living-dining room, or office for those wishing to run their own business from home, with a separate porch entrance to the garden.

Returning to the entrance hall, make your way through to the left, where an inner hallway leads to two guest bedrooms and an accompanying bathroom; peacefully sequestered away from the main entertaining rooms.





ROOM FOR ALL

A spacious double bedroom with leafy vistas out over the garden awaits on the right, situated conveniently across from the family bathroom.

Refresh and revive in the bathroom, tiled to the walls and furnished with wash basin, WC and bath with overhead shower.

Next, arrive at another double bedroom, again overlooking the pretty garden and with ample storage in the fitted furniture that extends to the sides of, and above the bed.

With direct access to the double garage, there is also a handy utility room on this ground floor level, offering plenty of storage, and furnished with a sink and plumbing for washing machine and space for a tumble dryer.



ENCHANTING PERIOD CHARM

Beautifully illuminated by chandelier lighting, ascend the handsome staircase to the first-floor minstrels' gallery landing, which showcases the original stonework and arches of the barn.

Peaceful, spacious and serene, it is the perfect place in which to seek out a moment of quiet solace, whilst taking in the view through the arched window and unwinding with a glass of wine after a busy day at work.





ELEVATED LIVING

Offering phenomenal views out over the surrounding countryside from three large windows, rest, relax and make memories in the spacious sitting room. Accessed via three carpeted steps, exposed beams and a stone fireplace with gas fire infuse warmth into this light-filled room, which could easily serve as a bedroom.

Tiled to the walls, freshen up in the shower room, with shower, wash basin, WC and access through into a sauna, perfect for warming up after a walk on those crisp winter nights.



Spacious and bright, with a quaint curving wall, discover bedroom two, a spacious double, cosily carpeted underfoot and with leafy vistas from the window out over the private lane, garden and field. There is ample space in this bedroom for an array of wardrobes, desk and bedside tables.



HOMELY HAVEN

Seek sanctuary in the principal bedroom, a spacious and soporific retreat, with abundant storage available in the fitted Schreiber wardrobes, cupboards and dressing table. Overlooking the private, leafy lane, wake up to tranquillity and a chorus of bird song, before freshening up in the newly-fitted ensuite, fully tiled and furnished with walk-in drench shower, free standing, claw foot bath, wash basin and WC.





OUTDOOR ADVENTURES

Outside, soak up the sunshine in the two areas of sun kissed gardens outside The Barn. Running alongside the home, children can learn to ride their bikes on the tarmac track, which can also be used for parking.

An idyllic setting for children, an accompanying acre of field, which leads through to Tagg Wood invites games, campouts, den building and adventures for all.

A home that calls to those who relish family time, space to grow, the tranquillity of the countryside and phenomenal views, The Barn offers flexibility of living in a peaceful and prestigious setting, within easy reach of schools, transport links and all you could need.



OUT & ABOUT

Nestled to the west of Ramsbottom, the picturesque village of Holcombe offers a rural refuge to those seeking to swap the stress of the city for the quiet calm of the countryside.

Situated at the foot of Holcombe Hill, home to the region's famous Peel Tower, walks abound on the doorstep, ideal for families and those with canine companions. Surrounded by National Trust land and beautiful moorland, The Barn is ideally placed for walkers, cyclists and nature lovers, with a wide variety of birds to be spotted.

With a local church and primary school, you can also call in for a thirst quencher at local pub The Shoulder of Mutton.

Perfectly positioned for commuters, The Barn is ideally situated for road and rail links to nearby cities including Manchester, Bolton and Bury – reachable via the M66, M60 and Metrolink. Meanwhile, Blackburn, Preston and Chorley are also easily accessible. A train station is available three miles away in Entwistle.

There is an Indian restaurant in the village, or for a further selection of eateries, Ramsbottom is only a short drive away with a wide selection of bars, cafes, bistros, independent shops and restaurants.

Ready for someone to begin their new chapter, The Barn is a warm, welcoming and versatile home in an ideal location.



THE FINER DETAILS

- Beautiful Four Bedroom Detached Barn Conversion
- Original Character Features
- Entertaining Lounge / Games Room
- Large Principal Bedroom with En-suite
- Sauna to the Main Bathroom
- Sold with No Onward Chain
- Double Garage & Driveway for Multiple Cars
- Set in the Picturesque Village of Holcombe
- Freehold
- Council Tax Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 4304 sq. ft / 399.95 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE BARN

LITTLE HOLCOMBE



To view The Barn,

Call: 01204 773556

Email: sales@wainwrightshomes.com

WAINWRIGHTS
ESTATE AGENTS