

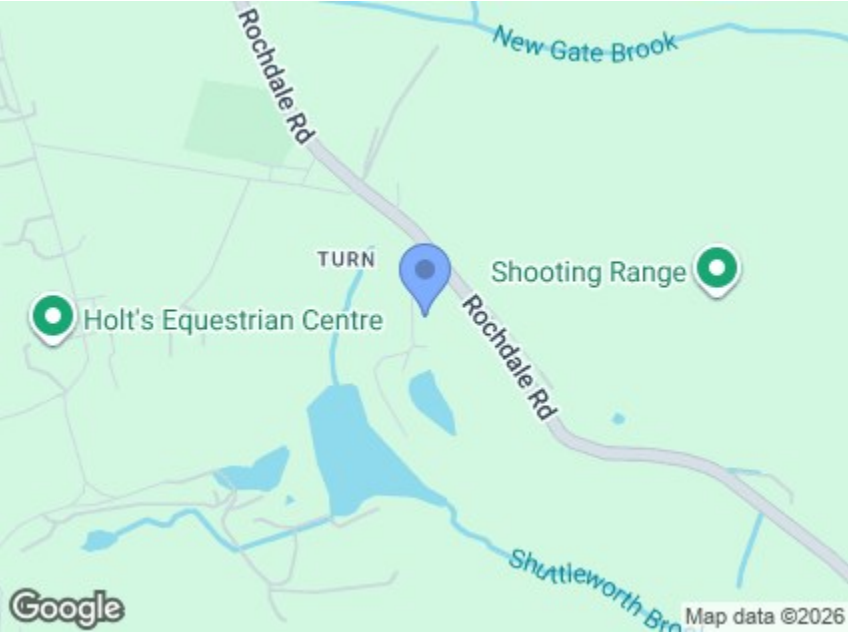


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

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

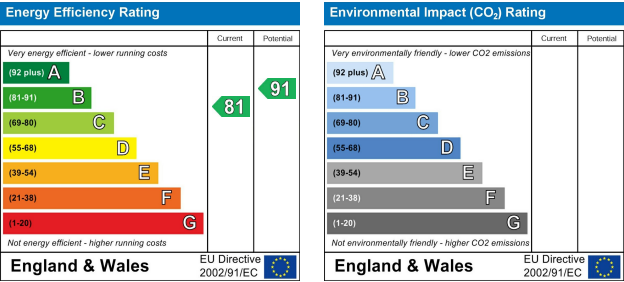
CHARLES LOUIS

HOMES LIMITED



Directions

Postcode - BL0 0RW What3words -
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30A Lodge Mill Lane Ramsbottom, Bury, BL0 0RW

Price £750,000



- Detached stone-built family home in a sought-after semi-rural location
- Stunning open-plan living, dining and kitchen space with vaulted ceilings
- Contemporary bathrooms and high-quality kitchen with central island
- Detached double garage, additional workshop garage and stone-built potting shed
- Approximately 1,920 sq ft of beautifully presented accommodation
- Four bedrooms including a generous principal suite with en-suite bathroom
- Landscaped gardens with multiple seating areas and countryside views
- Tenure - Freehold, Council Tax - Rossendale band D, EPC rated B

30A Lodge Mill Lane

Ramsbottom, Bury, BL0 0RW

Nestled within a picturesque semi-rural setting and enjoying far-reaching views across the surrounding countryside, 30A Lodge Mill Lane is a truly exceptional detached stone-built residence offering over 1,900 sq ft of beautifully presented accommodation. Designed to maximise natural light and space, this unique home combines contemporary finishes with character features, creating a property that is both stylish and practical.

The heart of the home is the impressive open-plan living, dining and kitchen area, featuring vaulted ceilings, exposed beams, a stunning floor-to-ceiling picture window and a feature multi-fuel stove. The bespoke kitchen is fitted with a range of high-quality units, integrated appliances and a central island, seamlessly connecting to the dining and living spaces, making it ideal for both family life and entertaining.

The accommodation is arranged over two floors and comprises a spacious principal suite with a luxurious en-suite bathroom, a further generous ground floor double bedroom and a stylish family bathroom. To the first floor are two additional bedrooms, one currently utilised as a home office, together with a contemporary shower room and gallery landing overlooking the main living space below.

Externally, the property is equally impressive. Landscaped gardens wrap around the home, providing a variety of seating areas, mature planting and elevated views towards the surrounding hills. For those requiring extensive parking, storage or workshop space, the property benefits from a substantial detached double garage, additional garage/workshop and stone-built potting shed.

A rare opportunity to acquire a distinctive family home in a sought-after location, offering countryside living without compromising on modern comforts.

Entrance Hallway

75 x 6'8 (2.26m x 2.03m)
Welcoming entrance hall with tiled flooring, providing access to the principal accommodation and creating an excellent first impression.

Open Plan Living/ Dining Kitchen

17 x 37'7 (5.18m x 11.46m)
A spectacular open-plan living space featuring vaulted ceilings, exposed beams, floor-to-ceiling glazing and a feature multi-fuel stove. The contemporary kitchen is fitted with a range of sleek units, integrated appliances, quartz worktops and a central island with breakfast seating. Ample space for dining and entertaining, with doors opening onto the garden.



Utility Room

8'11 x 13'8 (2.72m x 4.17m)
Practical utility room fitted with additional storage, work surfaces and space for laundry appliances.



Principal Suite

19 x 10'3 (5.79m x 3.12m)
A spacious double bedroom benefiting from extensive fitted wardrobes and a private en-suite bathroom.



Ensuite Bathroom

9'8 x 6'6 (2.95m x 1.98m)
Stylishly appointed with bath, separate shower enclosure, wash basin and WC.



Bedroom Four

11'4 x 11'11 (3.45m x 3.63m)
A generous ground floor double bedroom overlooking the gardens.

Bathroom

5'2 x 12 (1.57m x 3.66m)
Modern family bathroom fitted with a contemporary suite comprising bath with shower, wash basin and WC.



First Floor Landing

9'7 x 11'9 (2.92m x 3.58m)
Gallery-style landing overlooking the impressive living space below, providing a bright and versatile area.



Bedroom Two

19'1 x 14'7 (5.82m x 4.45m)
A spacious double bedroom with attractive outlooks and easy access to the first-floor shower room.



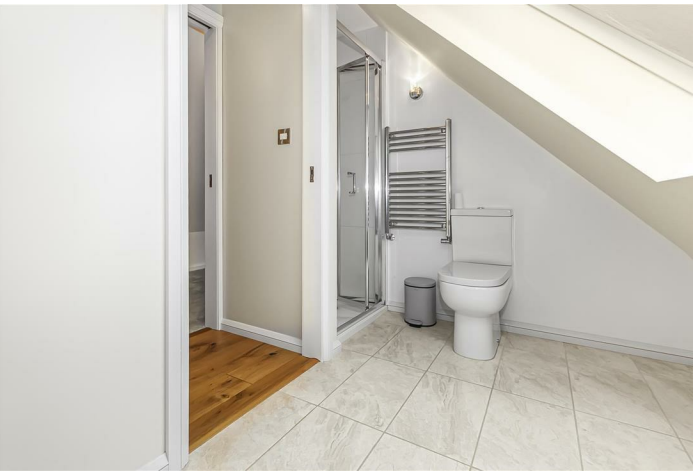
Bedroom Three

13'6 x 12 (4.11m x 3.66m)
A versatile room currently utilised as a home office, ideal for remote working, hobbies or guest accommodation.



Bathroom

8'11 x 8'4 (2.72m x 2.54m)
Contemporary shower room fitted with shower enclosure, wash basin and WC.



Garage/ Workshop

16'5 x 27'5 (5.00m x 8.36m)
Additional detached garage/workshop offering flexibility for hobbies, storage or business use.

Double Garage

22'3 x 20'8 (6.78m x 6.30m)
Substantial detached double garage providing secure parking and excellent storage.

