

£260,000
Freehold



JON SIMON
ESTATE AGENTS



Features

- An Amazing Freehold Two Bedroom Plus Loft Room Garden Fronted Cottage
- Idyllic Semi-Rural Location with Superb farmland views
- Large Concrete Driveway
- Panoramic Views Front & Rear
- Bursting with Characterful Features
- Modern Open Plan Extended Dining Kitchen
- Front Porch & Spacious Lounge
- Modern Three Piece Bathroom
- Bright & Airy Accommodation
- EPC Rating - E
- Two Double Bedrooms Plus Loft Room
- Gas Central Heating & UPVC Double Glazing Throughout
- Completely Renovated & Enhanced by the Current Vendors
- Sold with No Onward Chain
- Viewing is absolutely essential and strictly by appointment only

Summary of Property

**** EXTENDED COUNTRY COTTAGE WITH STUNNING PANORAMIC VIEWS ** RAMSBOTTOM VILLAGE ** SOLD WITH NO ONWARD CHAIN ** ALLOCATED PARKING **** An exceptional opportunity presents itself to acquire this distinctive rural stone cottage, boasting two bedrooms and a loft room adorned with original features. Situated in a serene setting just beyond Ramsbottom village, this remarkable property offers picturesque views of Peel Tower and the surrounding countryside from its front and rear facing position. Equipped with gas central heating and UPVC double glazing, the layout comprises a welcoming front porch leading to a lounge with a captivating stone fireplace, a contemporary open-plan fully fitted dining kitchen, and a guest WC. The first floor encompasses two well-proportioned bedrooms, a modern three-piece white bathroom suite, and a versatile loft room suitable for various uses. Outside, a delightful two-tiered garden overlooks farmland, complemented by a concrete driveway providing parking space for two vehicles, enhancing the exclusivity of this cottage. This is a splendid freehold residence in an exceptionally scenic location, deserving of a closer look. Viewings are strictly by appointment through our Ramsbottom office and are highly recommended.

Tenure: Freehold

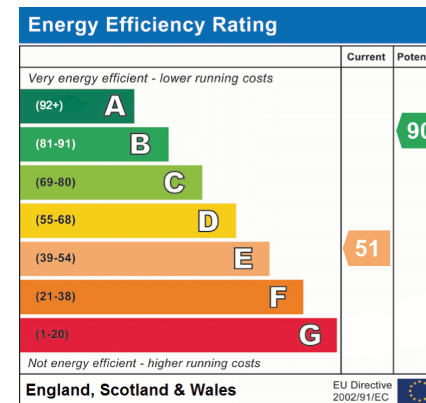
Local Authority/Council Tax

Rossendale Council: B Annual Amount: £1717.27 Approx.

Flood Risk: Very Low

Broadband availability

Standard: Download: 23Mbps Upload: 2Mbps



Local Authority

Rossendale Council

Band B

Tax Band Amount: £1717.27

Room Descriptions

Ground Floor

Porch

A composite double glazed front door and two UPVC double glazed windows, stone flooring and ceilings spotlight.

Lounge

4.32m x 4.30m (14' 2" x 14' 1") UPVC double glazed front window, radiator, stone fireplace, wood effect flooring and ceiling spotlights.

Open Plan Dining Kitchen

6.02m x 4.31m (19' 9" x 14' 2") Modern fitted kitchen with a range of wall and base units with complementary work surface, four ring gas hob with extractor hood above, electric oven, integrated fridge, freezer and washing machine, single bowl sink unit with drainer, breakfast bar, radiator, combi boiler, ceiling spotlights, UPVC double glazed French patio doors, tiled flooring, radiator, ceiling point and Velux window.

Inner Hallway

Radiator, tiled flooring, shelves and loft access.

Guest WC

1.22m x 0.77m (4' 0" x 2' 6") UPVC double glazed rear window, Two piece white suite comprising of a low level WC, wash hand basin, radiator, tiled flooring, extractor unit and ceilings spotlight.

First Floor

Landing

Ceiling spotlights, radiator and loft access.

Bedroom

4.34m x 2.81m (14' 3" x 9' 3") UPVC double glazed rear window, radiator, built-in wardrobes, ceiling spotlights, meter cupboard and LED wall lights.

Bedroom

4.31m x 2.71m (14' 2" x 8' 11") UPVC double glazed front window, radiator, ceiling spotlights and LED wall light.

Family Bathroom

2.47m x 1.68m (8' 1" x 5' 6") A modern three piece white suite comprising of panel bath with mixer tap, shower above with glass shower screen, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, part tiled walls, extractor unit and ceiling spotlights.

Second Floor

Loft Room

5.27m x 3.96m (17' 3" x 13' 0") Velux windows, radiator, wall, lights and storage cupboard.

Outside

Gardens & Parking

Front: Concrete press garden with stone steps.

Rear: Concrete press driveway for several cars to the rear for off road parking., enjoying stunning open views over fields/countryside to the rear.



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.