

£435,000  
Freehold



JS  
JON SIMON  
ESTATE AGENTS

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## Mount Pleasant, Nangreaves, Bury, Lancashire BL9 6SP



### Features

- FANTASTIC EXTENDED STONE COTTAGE IN THE SOUGHT AFTER IDYLIC VILLAGE OF NANGREAVES
- LARGE REAR GARDEN WITH STONE PATIO WITH PANORAMIC VIEWS OVER FARMLAND
- LIVING ROOM WITH FEATURE FIREPLACE & SEPARATE DINING ROOM WITH BAR
- AMAZING STYLISH BREAKFAST KITCHEN WITH QUARTZ WORKING SURFACES, PANTRY & UNDER FLOOR HEATING
- MODERN DOWNSTAIRS SHOWER ROOM & LUXURY FITTED FAMILY BATHROOM
- THREE DOUBLE BEDROOMS
- LARGE DETACHED GARAGE & PARKING
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- QUIET VILLAGE LOCATION
- EPC Rating - D
- COMPLETELY RENOVATED WITH ORIGINAL FEATURES
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

### Summary of Property

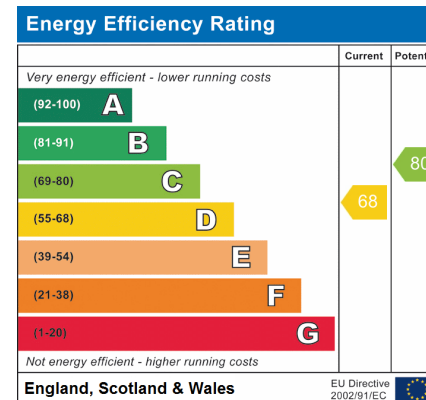
**\*\* LARGE PRIVATE REAR GARDEN WITH SUPERB FARMLAND VIEWS \*\* DETACHED GARAGE \*\* COMPLETELY RENOVATED THROUGHOUT \*\* THREE DOUBLE BEDROOMS \*\* STUNNING OPEN PLAN DINING KITCHEN \*\* MUST SEE!! \*\*** JonSimon are super excited to offer a rare opportunity to purchase a beautifully extended Grade II listed three double bedroom character cottage set within the highly sought after idyllic village of Nangreaves. The property has been completely renovated to a high standard throughout with no expense spared and boasts many original features such as exposed beams, chimney breasts and exposed stonework. These features coupled with the space afforded by the large side extension make this property the perfect family home and unique to the area. This delightful property is just set off from the pleasant 'Village Green' with parking to the front and a well-proportioned garden to the rear with stunning countryside views over Ramsbottom towards Holcombe Hill. The Lower Green is only a short walk away with children's playing facilities. The accommodation briefly comprises; Spacious living room with feature fireplace, stunning large fitted dining kitchen with pantry, separate dining room with feature stone wall and modern three piece downstairs shower room. To the first floor: Three double bedrooms and a luxury four piece large family bathroom. There is access to two loft spaces which has been boarded out for storage. Outside there is a well maintained large rear garden - mostly lawned with stone patio and borders plus stone built outhouse for storage and bin area. There is a large detached timber garage and car park spaces are found to the front/side of the property. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax

Bury Council: C Annual Amount: £2146.28 Approx.

Flood Risk: Very Low



### Local Authority

Bury Council

Band C

Tax Band Amount: £2146.28

## Room Descriptions

### Ground Floor

#### Lounge

Double glazed front window and front door, gas coal effect burning stove with feature stone surround and feature stone wall, wood effect flooring, meter cupboard, storage cupboard, radiator, ceiling, beams and ceiling point.

#### Dining Room

Double glazed front window, radiator, wood effect flooring, bar, ceiling beams, ceiling points and feature stone wall.

#### Stunning Breakfast Kitchen & Pantry

A superb range of wall and base units with complementary quartz granite work surface, gas and electric cooker with 5 ring gas hob, extraction hood above, Belfast sink unit, integrated dishwasher, plumbed for washing machine and dryer, space for American style fridge and freezer, breakfast bar, under floor heating, tiled flooring, large pantry, combi boiler, under unit lighting, feature stone wall and stair case, stable back door and 2 double glazed rear windows,

#### Shower Room

A modern three piece white suite, comprising of a walk-in shower unit, low level w/c, wash hand basin, part tiled walls, tiled flooring, radiator, under flooring heating, double glazed side window, ceiling spotlights and extractor unit.

### First Floor

#### Landing

Two separate loft hatches, feature stone wall and ceiling point.

### Bedroom One

Double glazed front window, radiator, feature stone wall and chimney breast, stone insert fireplace, TV point and ceiling point.

### Bedroom Two

Double glazed front window, radiator, feature stone wall and ceiling point.

### Bedroom Three

Double glazed rear window, radiator, fitted wardrobes and units, and ceiling point.

### Luxury Family Bathroom

A four piece family bathroom suite comprising of a walk-in shower unit, wash hand basin, freestanding bath with mixer tap and shower head, radiator, tiled flooring, towel radiator, feature wall lighting, lighting, unit, ceiling spotlights, and the double glazed rear window.

### Outside

#### Garage

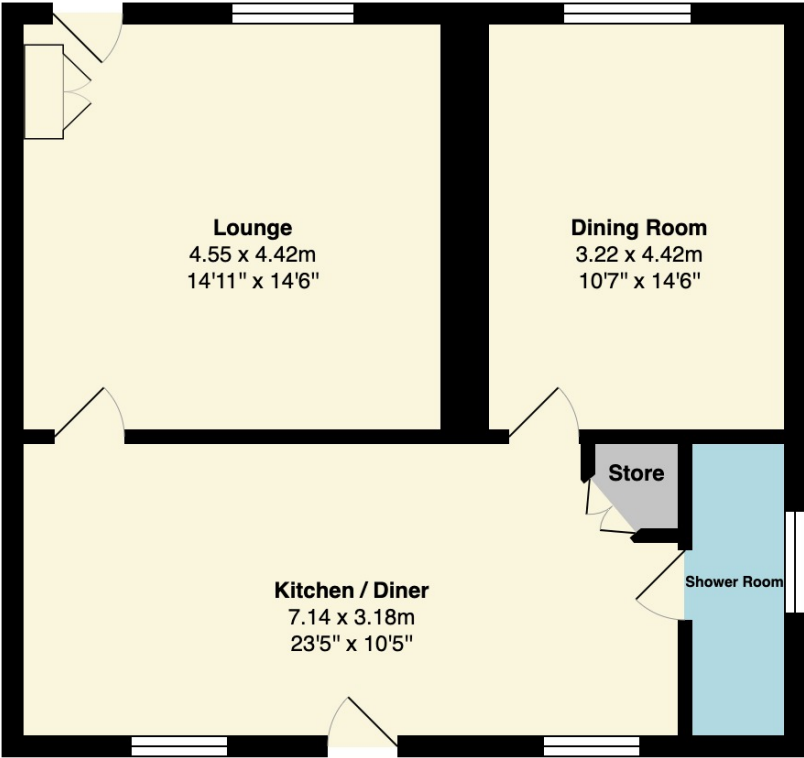
There is a large detached timber garage on an adjoining plot with double doors.

### Rear Garden

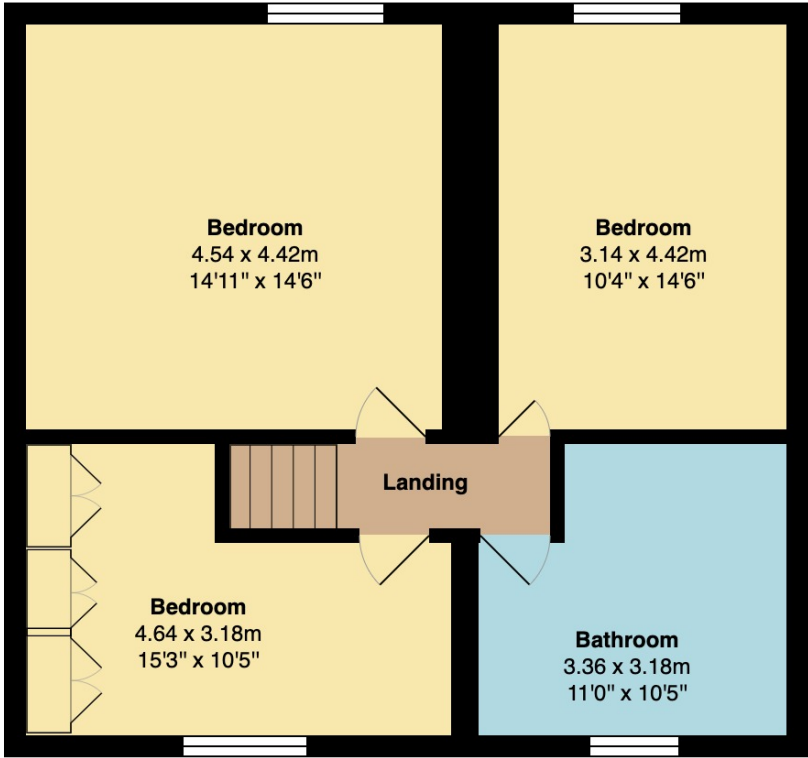
To the rear is a large private garden with lawn area, patio area and well maintained borders and shrubs overlooking neighbouring farmland and beyond. There is a stone built bin store and storage shed. There are two cold taps, one hot tap and two external electric sockets. Not overlooked with fantastic views.



Floorplan



**Ground Floor**  
Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup>



**First Floor**  
Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup>

Total Area: 128.8 m<sup>2</sup> ... 1387 ft<sup>2</sup>

**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.

28, Bolton Road West, Ramsbottom, Bury, BL0 9ND 01706 489 966 ramsbottom@jonsimon.co.uk