

£680,000
Freehold



JONSIMON
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Features

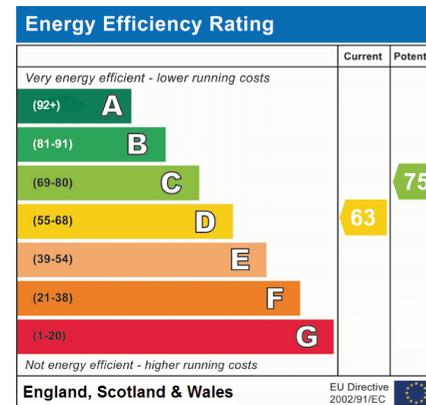
- Superb Four Bedroom Stone Cottage, Immense Character
- 18th Century - Circa 1765
- Entrance Hallway & Modern Guest WC
- Spacious Lounge with Feature Log Burning Stove
- Separate Dining Room, Sitting Room & Family Room
- Superb Breakfast Kitchen with Appliances
- Four Double Bedrooms
- Beautiful En Suite Shower Room & Five Piece Family Bathroom
- Large Gravelled Driveway For Ample Off Road Parking
- Large Additional Side Garden & Beautiful Front and Rear Gardens
- Fantastic Rural Location in Hawkshaw Village Overlooking Redisher Wood
- Freehold Property
- Viewing is Highly Recommended and is Strictly By Appointment Only

Summary of Property

Lower Redisher Lane is a beautifully presented and deceptively spacious, stone-built four-bedroom semi-detached cottage, dating back to circa 1765 and set within idyllic rural surroundings approximately midway along this picturesque lane. The property affords a rare balance of countryside tranquillity and everyday convenience, being within easy walking distance of highly regarded primary and secondary schools, local shops, traditional public houses and restaurants, while excellent motorway connections are accessible within a short drive. Having been meticulously renovated in recent years, the home offers light-filled, generously proportioned accommodation finished to an exacting contemporary standard, whilst retaining a wealth of original character. Exposed ceiling beams and stone-flagged flooring sit harmoniously alongside modern fittings, creating an elegant yet welcoming living environment. The thoughtfully configured accommodation briefly comprises an entrance porch with guest WC and cloakroom, a welcoming inner hall with stone flooring, an elegant dining room, a well-appointed breakfast kitchen, and a spacious living room featuring a recessed multi-fuel stove as its focal point. There is also an additional sitting room and a versatile family room, offering flexibility for modern family living. To the first floor are four well-proportioned double bedrooms, including a superb principal suite with stylish contemporary en-suite shower room, complemented by a striking five-piece family bathroom of impressive scale and finish. Externally, the property is equally impressive. Extensive gardens create a superb outdoor lifestyle setting, including a generous front garden with patio area, a further enclosed rear patio ideal for private entertaining, and a substantial lawned garden perfectly suited for family enjoyment, children's play, or potential use as a micro-farm or allotment. An adjoining gravelled driveway provides ample parking for up to six vehicles. Further benefits include gas-fired central heating and UPVC double glazing. Positioned adjacent to Redisher Wood Local Nature Reserve, the property enjoys immediate access to scenic woodland walks and protected countryside. A home of notable charm, character and distinction, early viewing is highly recommended and strictly by appointment via our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: E Annual Amount: £2951.15 Approx.



Local Authority

Bury Council
 Band E
 Tax Band Amount: £2951.15

Room Descriptions

Ground Floor

Entrance Hallway

A composite double glazed front door, tiled flooring, radiator and ceiling spotlights.

Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, part tiled walls, extractor unit, ceiling spotlights and UPVC double glazed front window.

Lounge

UPVC double glazed windows, feature multi fuel stove with feature fireplace, radiators, wall lights and original ceiling beams.

Sitting Room

UPVC double glazed rear window and UPVC double glazed French patio doors, radiator, feature stone fireplace, wall lights and ceiling spotlights.

Dining Room

UPVC double glazed front window, stone flooring, radiator, storage cupboards, built-in shelves and large storage cupboard housing the combi boiler, ceiling spotlights and stairs leading to the first floor landing.

Family Room

UPVC double glazed rear window, wall lights, radiator. and ceiling spotlights.

Breakfast Kitchen

A modern range of wall and base units with complementary worksurface, one and a half bowl sink unit with drainer, range cooker with five ring gas hob with extractor unit above, electric ovens, part tiled walls, integrated washing machine, dishwasher and American style fridge and freezer, breakfast bar, radiator, ceiling spotlights, ceiling point, two Velux windows and UPVC double front windows,

First Floor

Landing

Ceiling spotlights, radiator and ceiling point.

Bedroom One

UPVC double glazed rear window, radiator, ceiling beams and ceiling spotlights.

En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, wash hand basin with storage cupboard underneath, low level WC, chrome radiator, wall mounted mirror, part tiled walls, extractor unit, ceiling beam, ceiling spotlights and UPVC double glazed window.

Bedroom Two

UPVC double glazed front windows, radiator, wall lights, ceiling beams and ceiling spotlights.

Bedroom Three

UPVC double glazed side window, radiator beams and ceiling spotlights.

Bedroom Four

UPVC double glazed rear window, ceiling beams and ceiling point.

Family Bathroom

A beautiful five piece white bathroom suite comprising of a panel bath with mixer tap and shower head, low-level WC, bidet, wash hand basin with storage drawers underneath, walk-in shower unit, feature towel radiator, ceiling beams, ceiling point and UPVC double glazed front windows.

Outside

Gardens

Front: A well maintained garden with paved patio area and pebbled pathways, well established borders and shrubs, large wooden shed, log store and gated access to the side.

Rear: Pebbled patio area, borders and shrubs with side access.

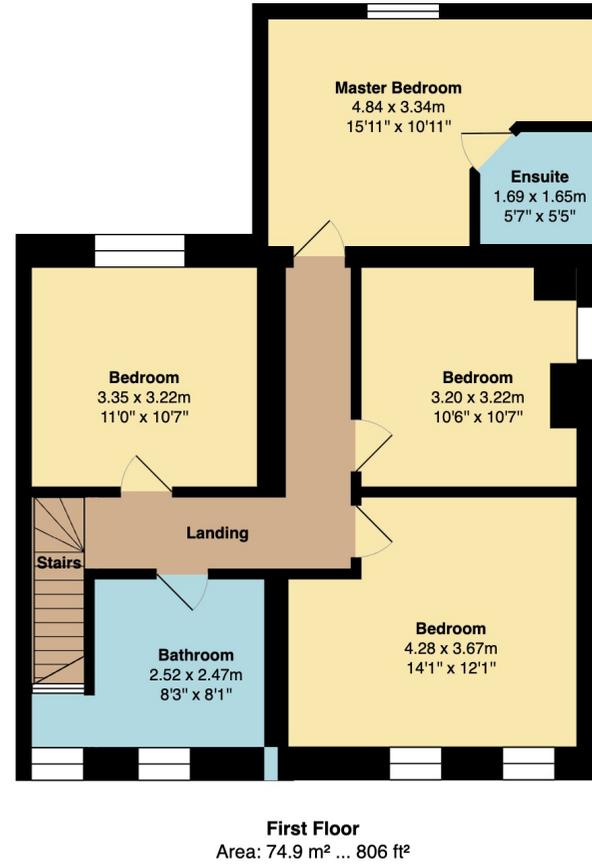
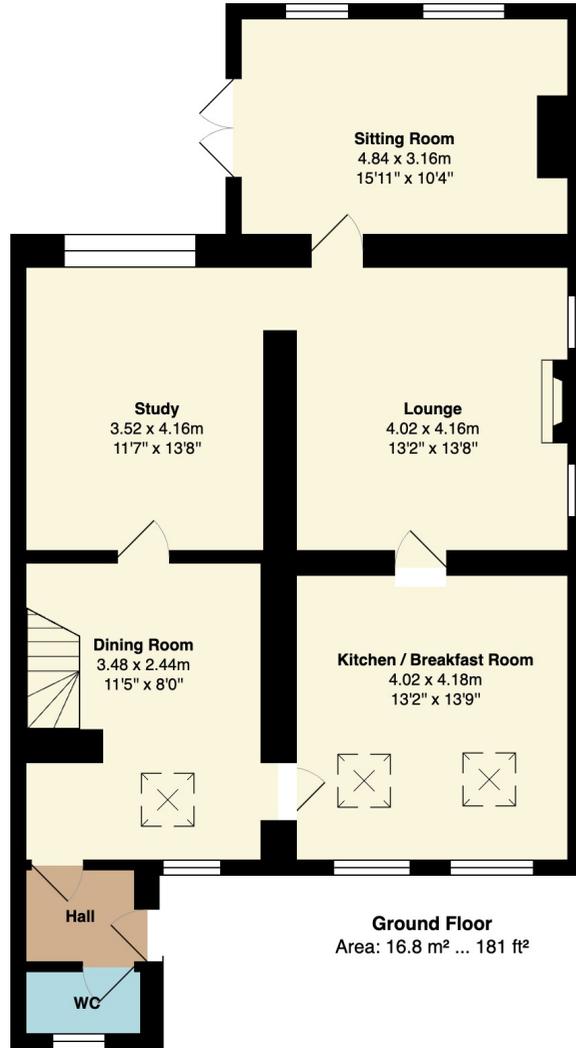
Additional Garden & Parking

Large pebble driveway for multiple vehicles providing ample off road parking.

Well maintained lawn area, well established borders and shrubs, greenhouse, summerhouse with decked patio area, vegetable borders with views over farmland and woodlands.



Floorplan



Total Area: 162.9 m² ... 1753 ft²

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.

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