

£795,000
Freehold



JON SIMON
ESTATE AGENTS

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Features

- A Stunning Grade II Listed Barn Conversion
- Four Double Bedrooms
- A Stand Out Mezzanine Landing
- Contemporary Open Plan Dining Kitchen with Appliances & Utility Room
- Spacious Lounge with Feature Stone Fireplace
- Separate Sitting Room
- Impressive Double-Height Entrance Hallway & Guest WC
- Twin Double Garage, Block Paved Driveway with Gated Entrance
- Attractive Garden Room with Log Burning Stove
- Gas Central Heated & Double Glazed Windows
- Not Overlooked at the Rear with Field Views
- Modern En-suite Shower Room & Luxury Four Piece Family Bathroom
- Viewing highly recommended and is strictly by appointment only

Summary of Property

A truly exceptional and highly distinctive Grade II Listed stone barn conversion, beautifully and sympathetically transformed into a substantial four double bedroom contemporary family home, whilst retaining an abundance of original character, period charm and architectural heritage. Occupying an enviable position on the lower slopes of Holcombe Hill within a designated Conservation Area, the property enjoys a peaceful semi-rural setting with breathtaking countryside surroundings, yet remains conveniently located for highly regarded schools, Ramsbottom town centre and an excellent range of local amenities.

The impressive double-height entrance hallway provides a spectacular introduction to this remarkable home, featuring exposed stone walls, a striking open staircase and an abundance of natural light, instantly showcasing the unique character and quality found throughout. The property has been finished to an exceptional standard, seamlessly blending original features with stylish contemporary fittings.

At the heart of the home is a stunning open-plan living dining kitchen, thoughtfully designed for modern family living and entertaining. Beautifully appointed with an extensive range of quality cabinetry, integrated appliances and generous dining space, it provides the perfect hub for everyday life. A separate utility room offers additional practicality, whilst two spacious reception rooms provide flexible living accommodation. The principal lounge boasts an impressive feature stone fireplace, creating a warm and inviting focal point, complemented by a modern guest W.C. completing the ground floor.

The first floor is equally impressive, with a magnificent open mezzanine landing overlooking the reception room below, enhancing the sense of space and light throughout the property. There are four generously proportioned double bedrooms, all beautifully presented, with the luxurious principal suite benefitting from a superb contemporary en-suite wet room. A stylish family bathroom serves the remaining bedrooms and features a striking freestanding bath alongside high-quality modern sanitary ware.

Externally, the property enjoys an idyllic setting with rolling countryside and the picturesque hillsides of Holcombe forming a breathtaking backdrop. Accessed via private electric gates, the property benefits from an external block-paved driveway providing ample off-road parking and leading to a detached twin double garage. Adjoining the garage is a fantastic garden room, creating the perfect space for entertaining, relaxing or working from home.

The beautifully landscaped gardens have been thoughtfully designed and include attractive water features, ornamental ponds, mature trees and shrubs, providing a peaceful setting for dining and entertaining whilst enjoying the peaceful surroundings.

Local Authority

Bury Council

Band G

Tax Band Amount: £4258.58

Barn conversions of this calibre rarely become available. Combining exceptional character, generous family accommodation, luxurious finishes and a highly desirable location, this outstanding home offers a rare opportunity

Room Descriptions

Ground Floor

Entrance Hallway

A gracious 'double height' reception hallway where the front entrance has been created out of the original barn door opening which is also mirrored in the dining room. Oak and glass balustrade to staircase and galleried landing. Exposed stone walls and radiator.

Guest WC

A modern two-piece white suite comprising of a low-level WC, wash hand basin, radiator, storage cupboards, part tiled walls, tiled flooring, extractor unit and double glazed front window.

Lounge

Feature lounge with full height stone chimney breast fitted with living flame gas stove, beamed ceiling, ceiling spotlights, radiator, double doors to TV lounge.

Sitting Room

A versatile room where one can quietly enjoy TV & music or open up to the lounge when entertaining. Double glazed front window, ceiling point and radiator.

Open Plan Sitting Room and Dining Kitchen

Large open plan dining kitchen, with a wide range of contemporary wall and base units with complementary work surfaces, 1 1/2 bowl sink unit with mixer tap and hot water tap, two electric ovens, two integrated combi microwaves, four ring induction hob with built-in extractor unit, integrated dishwasher, wine fridge and bin, breakfast bar, feature lighting, under unit lighting, ceiling spotlight lights, radiator, exposed stone wall. External door to patio & garden.

A bright and spacious dining and sitting room, also featuring double height window, with patio doors, created from the original barn opening, galleried landing with exposed roof trusses.

Utility Room

A modern range of wall and base units with complementary work surface, single bowl sink unit with drainer, plumbed for washing machine and dryer, wall mounted boiler, radiator, extractor unit, ceiling spotlights and double glazed front window.

First Floor

Galleried Landing

Gallery landing with oak and glass balustrade and feature exposed roof trusses, overlooks both hallway & dining/sitting room.

Bedroom One

Double glazed front window, radiator, ceiling beams and ceiling point.

En-Suite Shower Room

A modern three-piece white suite comprising of a large wet room shower, radiator, low level WC, wash hand basin with storage drawers underneath, fully tiled walls and flooring, under floor heating, shaver unit, extractor unit, wall mounted mirror and ceiling spotlights.

Bedroom Two

Double glazed front window, radiator, ceiling beam and ceiling point.

Bedroom Three

Double glazed rear window, radiator, ceiling beam and ceiling point.

Bedroom Four

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

Family Bathroom

A contemporary four piece bathroom suite comprising of a freestanding bath with mixer tap and shower head, walk-in shower unit with two shower heads, low level WC, wash hand basin with storage drawer underneath, electric wall mounted mirror, fully tiled walls and flooring, under floor heating, extractor unit, radiator, ceiling spotlights and loft access.

Outside

Garden Room

A large engine paved patio area, well maintain lawn area, well-maintained Boards and shrubs, outside water tap, two puns with water feature, additional engine paved patio area, external lighting, external electric wall mounted heaters.

Garages

Two adjoining single garages with manual up and over garage doors, Velux window, ceiling points, power points, and additional storage in the roof space.

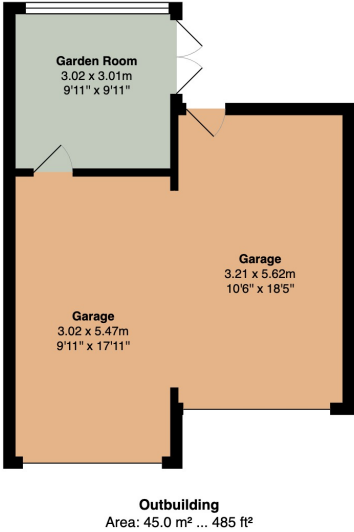
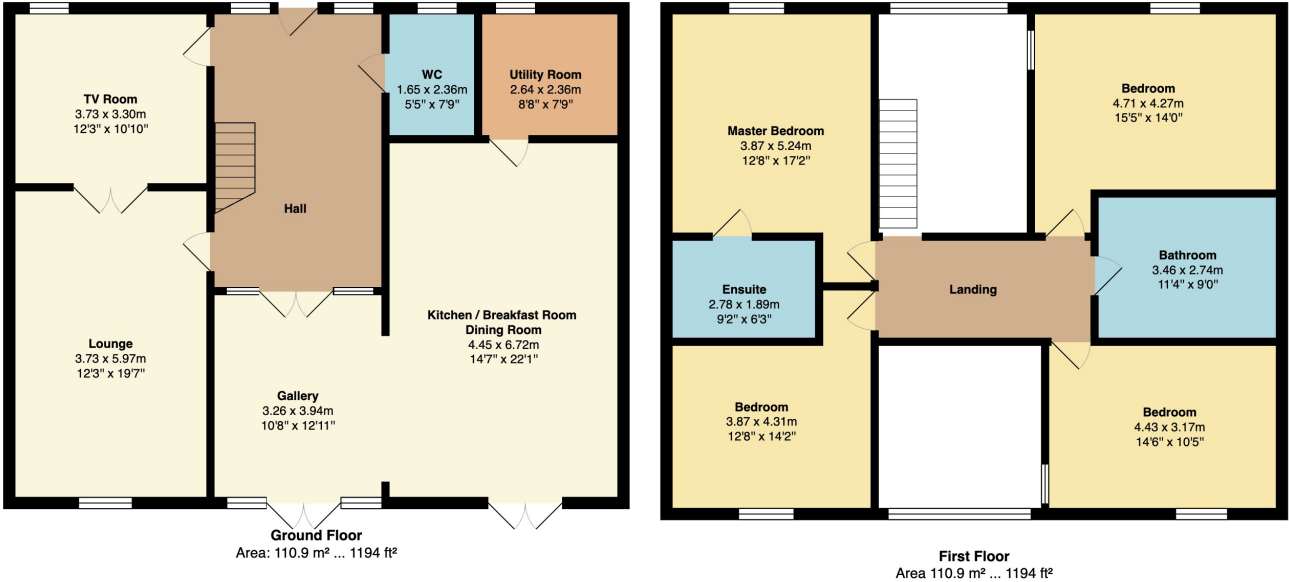
Gardens & Parking

Front: Generously stocked forecourt with specimen plants & shrubs.

Rear: A private agarden with large Indian paved patio area, well maintained lawn areas, well-maintained border and shrubs, outside water tap, two ponds with natural stone rockery with ornamental water cascade water feature, additional Indian paved patio area, external lighting, external electric wall mounted heaters. Block paved driveway for several vehicles, electric charging point and remote controlled electric gate.



Floorplan



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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