

£325,000
Freehold



JON SIMON
ESTATE AGENTS

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Caxton End Cottage, Helmsore Road, Holcombe, Bury, Lancashire BL8 4PA



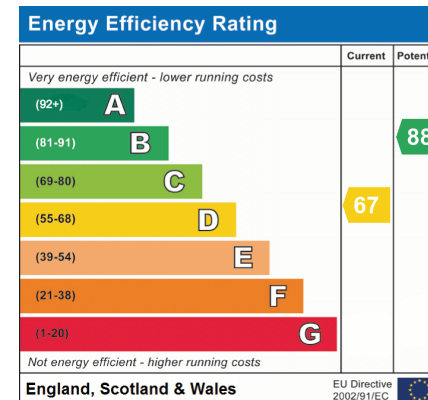
Features

- Well presented two bedroom, three storey end stone cottage
- Situated in a quiet & highly sought after location
- Large cottage style garden with side access
- Spacious lounge with feature log burning stove
- Modern three piece bathroom suite
- Retaining many period features throughout
- Woodland views to the rear
- Close proximity to local amenities & transport links
- Country style dining kitchen
- A Must See!!! Viewing recommended to appreciate charm & location

Summary of Property

**** CHARMING & WELL PRESENTED THREE STOREY STONE COTTAGE ** BREATHTAKING COUNTRYSIDE REAR VIEWS ** LOCATED IN A QUIET & WELL SOUGHT AFTER VILLAGE ** LARGE REAR GARDEN **** Nestled within the highly sought-after and picturesque village of Holcombe, this charming three-storey, two-bedroom end stone cottage presents a wonderful opportunity to acquire a characterful home in a beautiful countryside setting. Enjoying an enviable position with delightful woodland surroundings and far-reaching views across the Ramsbottom Valley, this attractive property perfectly combines traditional cottage charm with modern-day comforts. Ideally suited to first-time buyers, professional couples, downsizers or those seeking a peaceful countryside retreat, the property offers an idyllic lifestyle whilst remaining conveniently located for an excellent range of local amenities. Holcombe is renowned for its beautiful countryside, scenic walking routes and charming village atmosphere, with Holcombe Hill and the iconic Peel Tower close by. Despite its peaceful rural setting, the property is within easy reach of Ramsbottom town centre, offering an excellent selection of independent shops, restaurants, cafés and bars. Well-regarded local schools, Bury town centre and excellent transport connections are also conveniently accessible, making this an ideal location for those looking to enjoy village life without compromising on everyday convenience.

Internally, the property is arranged over three floors and offers well-presented accommodation filled with warmth, charm and character. The lower ground floor features a delightful fitted dining kitchen, with the standout feature being a beautiful blue Aga, creating a traditional country cottage feel and providing a wonderful focal point to the room. The kitchen offers an inviting space for cooking, dining and entertaining. To the ground floor is a cosy yet spacious living room, complete with an attractive feature fireplace housing a multi-fuel stove, creating the perfect setting for relaxing evenings. The first floor provides two generously proportioned bedrooms, together with a modern three-piece family bathroom suite. Externally, the property truly comes into its own. Occupying the largest plot within the row of cottages, this delightful home benefits from a particularly generous and private rear patio garden, providing a fantastic outdoor space for entertaining, alfresco dining or simply relaxing and taking in the beautiful natural surroundings. The garden enjoys attractive woodland views together with wonderful elevated outlooks across the Ramsbottom Valley, creating a peaceful and picturesque setting. A further practical advantage is



Local Authority

Bury Council

Band C

Tax Band Amount: £2271.24

Room Descriptions

Ground Floor

Vestibule

Wooden front door, Karndean flooring.

Lounge

UPVC double glazed front and rear windows, feature multi fuel stove with feature fireplace, wall lights, Karndean flooring, radiators, ceiling point and stairs leading to the first floor landing and lower ground floor.

Lower Ground Floor

Dining Kitchen

Range of base units with complimentary work surface, one and a half bowl sink unit with drainer and mixer tap, gas powered Aga, radiator, stone flooring, ceiling beams, ceiling points, two storage cupboards, plumbed for washing machine and dishwasher, UPVC double glazed rear window and additional double glazed rear window, double glazed back door.

Guest WC

Low level WC, wall light, stone flooring and double glazed rear window.

First Floor

Landing

Loft access and ceiling point.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Family Bathroom

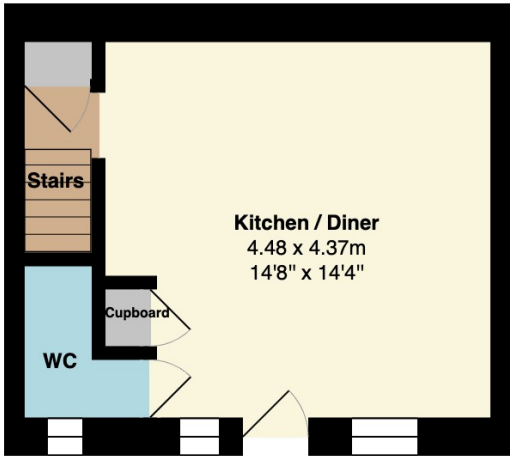
A modern three-piece white bathroom suite comprising of a panel bath with mixer taps, shower above, low-level WC, wash hand basin with storage cupboard underneath, wall light, fully tiled walls, chrome towel radiator, ceiling point and UPVC double glazed front window..

Outside

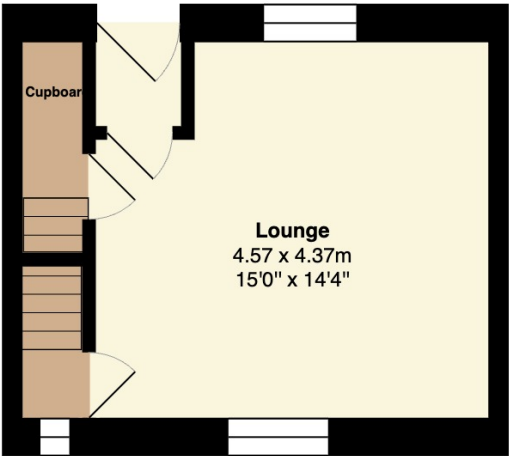
Garden

A cottage style rear garden with large paved patio area, outside water tap, well established shrubs, multiple sheds, steps leading up to the front, additional paved patio area, bin storage area and gated access to the rear.

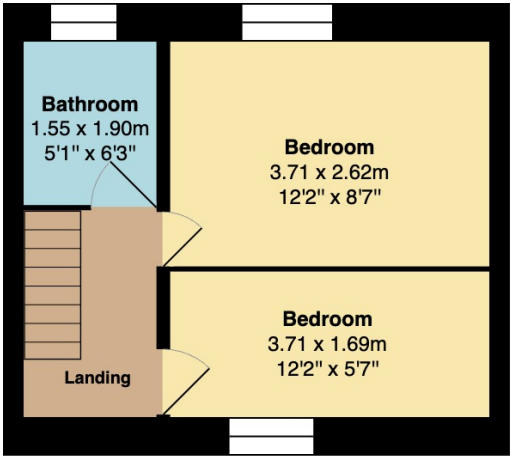




Lower Ground Floor
Area: 23.7 m² ... 255 ft²



Ground Floor
Area: 23.7 m² ... 255 ft²



First Floor
Area: 23.7 m² ... 255 ft²

Total Area: 71.1 m² ... 765 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.