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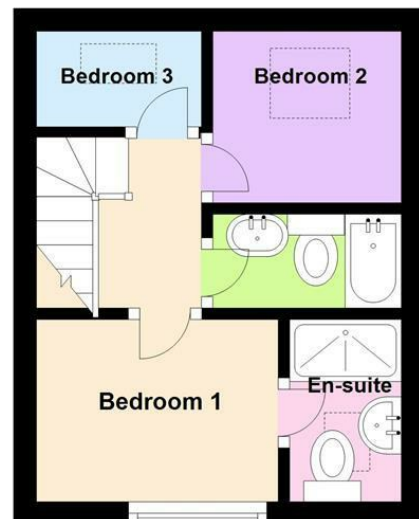
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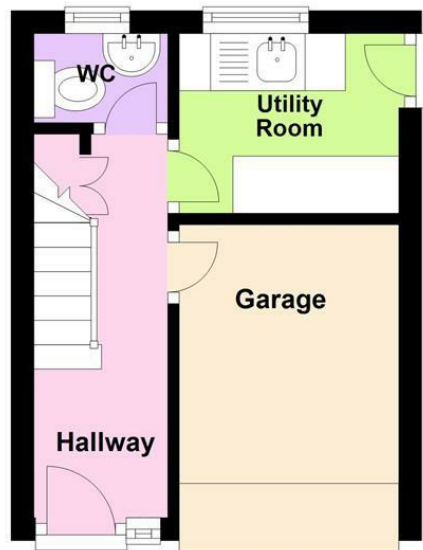
First Floor



Second Floor



Ground Floor



1 Hey House Mews Holcombe Old Road
Holcombe, Bury, BL8 4QS

Guide price £525,000



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	83		
	35		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

- Three Bedroom Stone Mews, Recently Decorated, Over Three Levels
- Set in a Quiet Mews Courtyard at the foot of Holcombe
- Large Reception Room & Kitchen Diner
- Garage & Parking for Four Vehicles
- Well Sought After Location, Sold With No Chain
- Patio & Large Garden Set Over Two Levels to Rear, Surrounded by Open Countryside & Panoramic Views.
- Bathroom, En-suite & Downstairs WC
- A Must See to Appreciate Charm of Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Hey House Mews Holcombe Old Road

Holcombe, Bury, BL8 4QS

****A MUST SEE!!!**SOLD WITH NO CHAIN**RECENTLY DECORATED THROUGHOUT**THREE BEDROOM STONE MEWS SET IN QUIET COURTYARD**SURROUNDED BY OPEN COUNTRYSIDE & PANORAMIC VIEWS**LARGE GARDENS TO REAR**Charles Louis Homes are please to bring to the market this large three bedroom stone house set in a quiet mews courtyard at the foot of Holcombe Hill surrounded by open countryside and panoramic views. The property was converted from the original farm building in 1985 and is located in an extremely sought-after location in Holcombe Village. The stone mews is set on three floors and has character, light and space throughout and has been recently decorated throughout. The property in brief comprises of entrance hallway, downstairs WC, utility room with integral access to the garage. To the first floor is lounge, kitchen/dining room and conservatory with access to garden. Second floor, leads off to master bedroom with en-suite, a further two bedrooms, and family bathroom. The property is set within a cobbled courtyard with delightful rear gardens bordering open fields. The property is part double glazed and warmed by storage heating and a multi-fuel burner. A Must see to appreciate charm and location of property.**

Title Plan of Grounds



Hallway

Door to front elevation, centre ceiling light, storage heater, laminate wooden flooring, access to garage and downstairs WC, stairs to first floor accommodation.



Downstairs WC

6 x 4'3 (1.83m x 1.30m)
Double glazed window, slate floor, part tiled walls, low level wc and wash hand basin, wall light.

Garage

19 x 11'2 (5.79m x 3.40m)
Power points and light, up and over door

Utility Room

7'9 x 12 (2.36m x 3.66m)
Double glazed window, tiled flooring, door leading to side elevation and spring water well, inset sink with mixer tap, base units with laminate worktops, plumbed for washing machine, centre ceiling light.

First Floor

Living Room

17'7 x 19 (5.36m x 5.79m)
Double glazed window x 2 to front elevation with countryside views and overlooks courtyard, stone fire with slate hearth and multi fuel burner, wall lights, storage heater, open staircase to second floor, access to kitchen/dining room

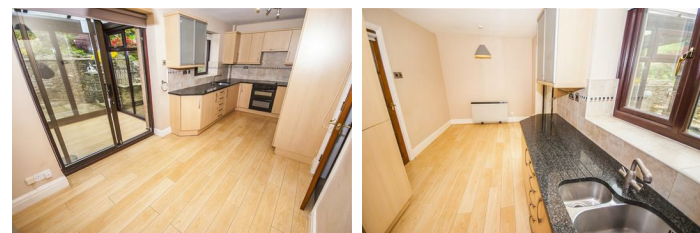


Summer Room

6'5 x 6 (1.96m x 1.83m)
Laminate wooden flooring, sliding doors and access to garden with stunning views

Kitchen/Dining Room

17'7 x 8'4 (5.36m x 2.54m)
Double glazed window to rear elevation with views overlooking countryside and holcombe hill, fitted with a range of modern wall and base units, inset sink with mixer tap, granite work tops, laminate wood flooring, integrated fridge freezer, integrated double oven four ring halogen hob with extractor fan above, splash back tiles, centre ceiling light, access through to summer room, leading to garden.



Second Floor Landing

Loft access which is fully boarded, with electrics, light and pull down ladder, leading off to Bedroom one with en- suite, two three and family bathroom

Bedroom One

13'1 x 11'7 (3.99m x 3.53m)
Window to front elevation with views over countryside and courtyard, original feature stone brick, storage heater, centre ceiling light, access to en-suite



En-Suite

10 x 4'2 (3.05m x 1.27m)
Velux window, fitted with a three piece suite, comprising of low level wc, wash hand basin and electric walk in shower, tiled floor, tiled walls, wall light



Views from Master Bedroom



Bathroom

10 x 5'5 (3.05m x 1.65m)
Double glazed window to side elevation, Fitted with a three piece suite, comprising of low level wc, wash hand basin, bath, tiled floor, part tiled walls, centre ceiling light, electric heated towel rail.

Bedroom Two

11'4 x 10'1 (3.45m x 3.07m)
Velux window with views to rear, centre ceiling light, storage heater

Bedroom Three

7'4 x 8'1 (2.24m x 2.46m)
Velux window with views to rear, centre ceiling light, storage heater

Rear Garden

Raised patio seating area, rockery with shrubs and trees, steps leading up to gate access to further extensive woodland garden with mature trees and shrubs with views overlooking holcombe and the surrounding countryside. The garden also has its own well, providing spring water.



Alternative View



External

Set in a quiet mews courtyard at the foot of Holcombe Hill surrounded by open countryside and panoramic views, providing parking at front of property and also across to give further parking.