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CHARLES LOUIS
HOMES LIMITED

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FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA
TOTAL: 91 m²/992 sq ft
FLOOR 1: 37 m²/402 sq ft, FLOOR 2: 37 m²/402 sq ft
FLOOR 3: 17 m²/188 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



7 Coulthurst Street
Ramsbottom, Bury, BL0 9ET

Offers in excess of £265,000

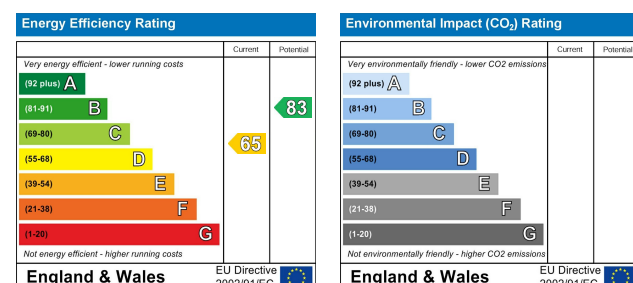


- Stone Cottage In an Elevated Position
- Renovated By its Current Owner
- With Stunning Features & Stylish Decor
- Open Aspect To Front & Forest To The Rear
- Breath taking Views Over Ramsbottom
- Finished To an Immaculate Standard
- Two Bedrooms Plus Loft Bedroom
- A Must See In Order to Appreciate Position



Directions

From our Office on Bolton Street turn left onto Carr Street. Carr Street bends to the left and becomes Tanners Street. Turn right onto Eccles Street. Eccles St turns slightly right and becomes Coulthurst Street from where the property can be accessed via the rear access gate, or via steps down to the pathway at the front.



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.

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7 Coulthurst Street

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****AN EXCEPTIONALLY WELL PRESENTED STONE COTTAGE** IDYLLIC POSITION WITH INCREDIBLE VIEWS** LOVINGLY REFURBISHED & IMPROVED BY ITS CURRENT OWNER** This unique and superbly presented cottage sits in an elevated position with an entirely open aspect to the front providing breath-taking countryside views to the front and woodland to the rear. With beautifully restored period features complimented with stylish and modern fittings and fixtures, this property benefits from having a spacious lounge with a log burner, open aspect to the dining kitchen and a fabulous feature spiral staircase ascending to the first floor with the generous master bedroom situated to the front offering spectacular views, a second bedroom to the rear and a lovely bathroom. and stairs ascending to the loft bedroom with even more impressive views. A property that must be viewed to be appreciated, we recommend you make your interest known at the earliest opportunity.**

Entrance

Front facing UPVC door opens into the entrance vestibule with exposed stonework, tiled flooring and an inner door with glazed panels opening into the lounge.

Lounge

15'2" x 14'8" (4.64 x 4.48)

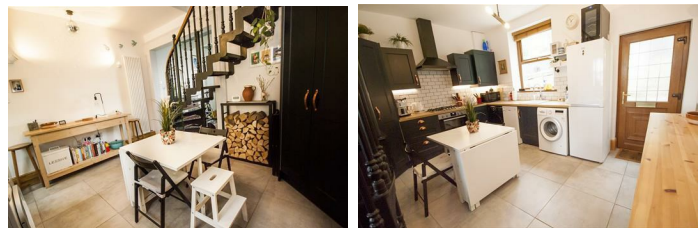
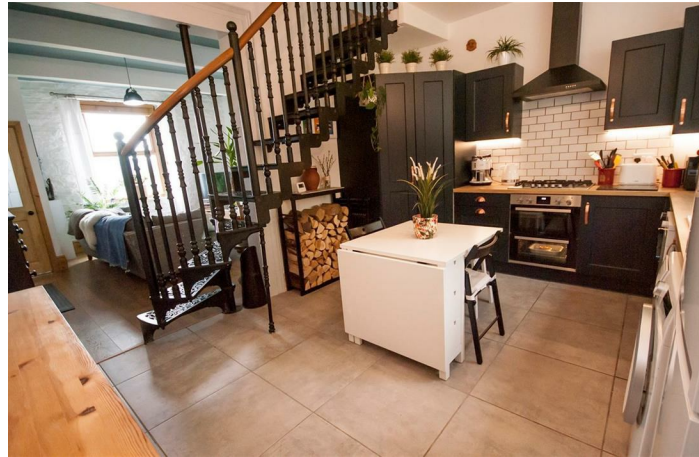
With a feature stone wall and front facing UPVC double glazed window offering spectacular views over Ramsbottom and surrounding countryside, wood effect flooring, stylish fireplace with log burner set upon a tiled platform and surround, vertical radiator, TV point, power points and an open archway to the Kitchen Diner and the feature spiral staircase.



Kitchen Diner

14'5" x 11'8" (4.41 x 3.56)

With a rear facing UPVC double glazed window, tiled flooring, vertical radiator and ample power points, fitted with a Shaker style Kitchen offering a range of wall and base units with contrasting work surfaces and inset ceramic sink, ceramic tile splash back, built in electric oven and five ring gas hob with extractor hood, and space for appliances to include fridge freezer, dishwasher, washing machine and tumble dryer. A UPVC door opens out to the courtyard.



First Floor Landing

With spotlighting, wood effect flooring and stairs ascending to the Loft Room.

Master Bedroom

15'1" x 14'7" (4.60 x 4.45)

With a feature stone wall and a front facing UPVC double glazed window an outstanding view over, wood effect flooring, original built in cupboards and a recently restored original fireplace, vertical radiator and power points.



Bedroom Two

9'3" x 5'8" (2.83 x 1.73)

With a rear facing UPVC double glazed window set in a feature stone wall and overlooking the forest treeline, radiator and power points.



Bathroom

11'6" x 5'3" (3.52 x 1.61)

Partly tiled with spotlighting, rear facing frosted UPVC double glazed window, tiled flooring, heated towel rail and extractor fan, fitted with a three piece bathroom suite comprising, panel enclosed bath with waterfall shower and separate attachment, low flush WC and hand wash basin with vanity unit.



Bedroom Three/ Loft Room

14'10" x 13'6" (4.53 x 4.14)

With a front facing UPVC double glazed window offering a breath taking view reaching far out over the surrounding countryside, radiator, power points and storage in the eaves.



Courtyard

A tiered, stone flagged courtyard with a rear access gate and storage shed.



Front Garden

To the front and immediately adjacent to the property there is a fenced area of lawn, the ideal place from which to enjoy the property's stunning open aspect and enviable views over Ramsbottom.



Setting & Birdseye View

