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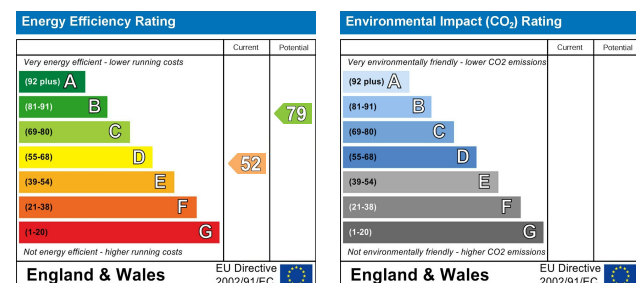


GROSS INTERNAL AREA
TOTAL: 118 m²/1,265 sq ft
FLOOR 1: 61 m²/656 sq ft, FLOOR 2: 57 m²/609 sq ft
EXCLUDED AREA: OUTSIDE: 25 m²/272 sq ft, PORCH: 2 m²/19 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

From our central Ramsbottom office, head north onto Bolton St towards Carr St, At Edenfield roundabout take the 1st exit to the A56 slip road, exit the roundabout merging onto the A56. keep left to continue on the Haslingden Bypass, at Rising Bridge Roundabout take the 2nd exit onto Accrington bypass. At the roundabout take the 2nd exit onto the A6068, turn left onto Higham Hall Road.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The WaterMill Higham Hall Road
Higham, Burnley, BB12 9EZ

Offers in the region of £375,000



- Beautiful Detached Original Stone Property in a Stunning Rural Location
- Three Double Bedrooms, Family Bathroom and Downstairs WC
- Modern Fitted Kitchen with Separate Utility Room
- Surrounded By Stunning Countryside, Located In A Well Sought After Location
- Well Presented Lounge with Period Features, Stone Walls and Log Burner
- Enclosed, Private Outdoor Space With Garage & Driveway Parking
- Sold With No Chain
- A Must See to Appreciate the Charm, Character & Size

The WaterMill Higham Hall Road

Higham, Burnley, BB12 9EZ

*****THE WATERMILL**A MUST SEE!!!!**BEAUTIFUL EXTENDED DETACHED ORIGINAL STONE HOUSE**FILLED WITH CHARACTER & CHARM THROUGHOUT**SOLD WITH NO CHAIN**SET IN A BEAUTIFUL SEMI RURAL LOCATION***Charles Louis Homes are delighted to bring to the market this beautiful and immaculate detached three bedroom stone property, situated in the popular location of Higham. The Stone property is filled with Character & Charm throughout, offering countryside views with a semi rural feel. The property in brief comprises of stone porch way, leading into hallway with access to downstairs wc, kitchen/breakfast area and utility room and living room and dining area with french doors leading into courtyard and solid wood staircase leading to first floor. To the first floor there are three double bedrooms and bathroom with separate wc. The property benefits from being sold with no chain and has driveway parking and garage. It also includes Hive Central Heating Control via Wi-Fi and Alarm System supplied by 'Home Security Solutions' which includes motion, door/window shock and door contact detectors. Viewing is essential to appreciate charm and character of this property. Call now to avoid disappointment in missing out of this original stone house.**

Porch

4'4 x 4'5 (1.32m x 1.35m)
Original period arch doorway with arch window to the side elevation, luxury vinyl flooring, feature centre ceiling light, alarm with coat hanging space

Hallway

4'2 x 6'4 (1.27m x 1.93m)
Luxury vinyl flooring, central ceiling light, modern fitted radiators, centre ceiling light, access to kitchen, downstairs wc and living accommodation

Kitchen/Breakfast Area

9'10 x 13'9 (3.00m x 4.19m)
uPVC triple glazed windows to both the front and rear of the property, fitted with gloss wall and base slow closing units with corner pull out drawers, pull out larder, inset sink with mixer tap, wood stone grey compact laminate worktops with matching splash back, induction 5 ring hob with discrete extractor above, integrated double NEFF oven and microwave, integrated Fridge Freezer, integrated wine cooler, integrated dishwasher, breakfast bar area, inset spot lights, modern fitted radiators, luxury vinyl flooring and access to utility room.



Alternative View



Utility Room

7'6 x 8'3 (2.29m x 2.51m)
Fitted with slow closing wall and base units, combi boiler, space for a washer and dryer, integrated fridge freezer, Velux window, luxury vinyl flooring, inset spots.

Downstairs WC

4'2 x 6'2 (1.27m x 1.88m)
uPVC triple glazed window to the rear elevation, fitted with a two piece suite, comprising of Low level WC, hand wash basin with fitted vanity unit, luxury vinyl flooring, modern fitted radiator, central ceiling light and part tiled.

Open Plan Living Room & Dining Area

10'8 x 9'5, 14'6 x 17'1 (3.25m x 2.87m, 4.42m x 5.21m)
uPVC triple glazed windows to front and side elevations with Patio doors leading to the garden/patio area, with original country period features and wooden beams, original open stone walls with multi fuel log burner, solid wood flooring, gas central heating radiators, central ceiling lights, solid wood staircase giving access to the 1st floor.



Alternative View



Dining Area



Landing

uPVC triple glazed window to front elevation, Loft access which is Fully insulated and boarded with lights and ladder, access to Three double bedrooms, bathroom and separate wc and lighting

Master Bedroom

14'6 x 11'4 (4.42m x 3.45m)
uPVC triple glazed windows to the front and side elevation, feature wall light and central ceiling light, fitted wardrobes, gas central heating.



Bedroom Two

11'1 x 15'6 (3.38m x 4.72m)
uPVC triple glazed windows to side elevation, central ceiling light, gas central heating and fitted wardrobes



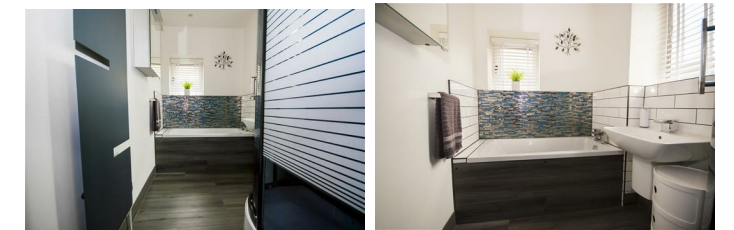
Bedroom Three

11'5 x 8'4 (3.48m x 2.54m)
uPVC triple glazed window to front elevation, feature central ceiling light, gas central heating and laminate wooden flooring



Family Bathroom

11'5 x 5'10 (3.48m x 1.78m)
uPVC triple glazed windows to side and rear elevation, fitted with a three piece suite, comprising of bath, hand wash basin and feature luxury shower with blue tooth speakers, lights and multiple shower head options, luxury vinyl flooring, part tiled walls, vertical modern fitted radiator, centre ceiling light.

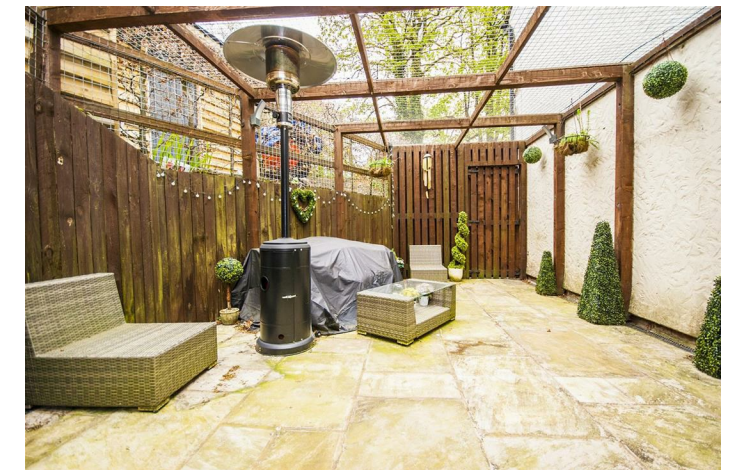


Separate WC

6'1 x 2'6 (1.85m x 0.76m)
Low level WC with inset wash hand basin, gas central heating radiator, luxury vinyl flooring and central ceiling light, part tiled walls.

Garden/Patio

14'2 x 26'3 (4.32m x 8.00m)
Set over two levels with flagged seating area and storage.



Garage

Electric door with lighting and power.