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The Barn Little Holcombe, Lumb Carr Road Holcombe, Bury, BL8 4NJ

Price guide £1,250,000



- Beautiful Detached Barn, With External Land, Situated In A Well Sought After Location
- Five Well Presented Reception Rooms
- Retaining Many Period Features & Character Throughout
- Double Garage With Ample Driveway Parking
- Four/Five Bedrooms, Two Bathroom, En-Suites & Downstairs WC
- Sold With No Chain
- Stunning Views Over Holcombe Hill & Surrounding Countryside
- A Must See!!! Viewing Essential to Appreciate Charm & Size of Property

The Barn Little Holcombe, Lumb Carr Road

Holcombe, Bury, BL8 4NJ

A MUST SEE!!!**STUNNING PROPERTY IN A STUNNING & WELL SOUGHT AFTER LOCATIONORIGINAL BARN CONVERSION WITH CHARM & CHARACTER THROUGHOUT***Charles Louis Homes are delighted to bring to market this stunning property which is the 3 house hamlet of Little Holcombe, in one of the most prestigious locations in the North West. The property itself is set in the Historic country village of Holcombe itself, which was originally a working farm until 1981. The original walls date back to 1878 and offers character and charm throughout. It is rare to find such a historic property with such amazing living space in such a sought after location with external land and surrounded by panoramic views from every aspect. Comprising four/five bedrooms, two family bathrooms, en-suite and a downstairs WC, along with a study, living room, dining room, games room, kitchen diner and utility room this property offers the perfect living space for a family or a couple looking for countryside living within easy reach of village life and the commuter network beyond.

Entrance Hallway

From the porch into the entrance hall, we find an imposing and welcoming area, with a sweeping staircase leading to the Minstrels gallery on the first floor and on the ground floor the entrance doors to two bedrooms, the study, the dining room and kitchen diner. This spacious area is idyllic and characterful.



Kitchen/Dining Area

177 x 164 (5.36m x 4.98m)
A beautiful original country style kitchen with exposed beams, internal arched windows, exposed stone fireplace and oak beam, double glazed windows with stunning panoramic views and fitted with a range of solid wood wall and base units. Further detail includes inset sink with mixer tap and complimentary worktops, splash back tiles, five ring hob with extractor above, integrated oven and grill, integrated fridge freezer, space for dishwasher, inset spots, tiled floor and access to courtyard. A fantastic space for cooking and eating with a door leading to the games room.



Dining Room

137 x 12'10 (4.14m x 3.91m)
A spacious separate dining room full of character with wooden beams and stunning views over the surrounding countryside, ideal for formal meals and dinner parties, also featuring a centre ceiling light and gas central heating radiator.



Study

11'2 x 8'10 (3.40m x 2.69m)
This cosy ground floor room is a perfect sanctuary for relaxing in. It is currently in use as a study, but can also be used as a fifth bedroom if required. The space has access through French doors to the garden with the stunning countryside views you would associate with this properties location. Further detail includes a centre ceiling light and gas central heating radiator.

Bedroom Three

18'4 x 9'2 (5.59m x 2.79m)
Large double bedroom with double glazed window, centre ceiling light, gas central heating radiator

Bedroom Four

18'4 x 9'6 (5.59m x 2.90m)
Large double bedroom with double glazed window, fitted wardrobes, centre ceiling light, gas central heating radiator



Games Room

31'5 x 17'5 (9.58m x 5.31m)
A large spacious annex room currently in use as a games room but also has potential for a large office, workshop or studio, this space was previously used as a private children's nursery and could easily accommodate a home business or a large family room. The windows offer views of the surrounding countryside and the space also benefits from exposed brick, original wooden floor and beams and has access to the kitchen and rear courtyard.



Bathroom

Fitted with a three piece bathroom suite, comprising of low level wc, hand wash basin, bath with shower above, tiled walls centre ceiling light and gas central heating radiator. Delightfully the bathroom also provides access to the wood panelled Sauna.

Downstairs WC

Fitted with a two piece suite, comprising of low level wc, hand wash basin, centre ceiling light and gas central heating radiator.

Double Garage

16'3 x 19'61 (4.95m x 5.79m)
This property benefits from a large fully powered double garage. The garage is accessed via a large courtyard and also has access from utility room which has ample room for numerous vehicles.

Utility Room

11'7 x 9'9 (3.53m x 2.97m)
Fitted with wall and base units with inset sink and complimentary worktops, space for washing machine and dryer, original clothes horse, tiled floor, lighting and access to double garage.

Minstrels Gallery

The Minstrels gallery provides yet further space for socialising and relaxing. Containing a seating area and a balcony surrounding the staircase and leading to the various first floor rooms, this space truly helps define the character of this fabulous home. Further details include exposed original stone surrounding a feature window with stunning countryside views,



Master Bedroom

16'2 x 15'4 (4.93m x 4.67m)
This very spacious master bedroom benefits from a double glazed window with stunning countryside views, fitted wardrobes and drawers, inset spots, gas central heating radiator and access to the en-suite.



En-Suite

Newly fitted Victorian style four piece bathroom suite, comprising of free standing roll bath with low level wc, hand wash basin and double walk in shower, fully tiled walls and floor, lighting and exposed beams.



Bedroom Two

15'3 x 14'0 (4.65m x 4.27m)
Double glazed window with stunning countryside views, centre ceiling light, gas central heating radiator

Living Room

24'5 x 17'7 (7.44m x 5.36m)
Dual aspect windows provide stunning views of the surrounding countryside and beyond with exposed beams, working gas fire and stone hearth, this space is ideal for family relaxation or the entertaining of numerous guests.



Shower Room & Sauna

Fitted with a three piece bathroom suite, comprising of low level wc, hand wash basin, walk in shower, tiled walls, inset spots, gas central heating radiator and access to sauna.



External

Set in the 3 house hamlet of Little Holcombe the area surrounding the house is as beautiful as the property itself. Relaxing and historic the courtyard is original cobbled area, contributing significantly to the overall aesthetics of the exterior. This property sits beautifully within a large plot and comes with one acre of land on the adjacent field, with stunning views of the surrounding countryside and Manchester beyond.

