



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

HOMES LIMITED



GROSS INTERNAL AREA
TOTAL: 123 m²/1,324 sq ft
FLOOR 1: 61 m²/654 sq ft, FLOOR 2: 62 m²/670 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales



White Wall Farm Cottage
Walmersley Old Road, Bury, BL9 6SX

Price guide £435,000



- Beautiful Grade Two Listed Cottage, Sold With No Chain
- Shaker Style Fitted Kitchen/Diner
- Family Bathroom & Downstairs WC
- Situated In A Private Rural Setting
- Period Features Throughout, With Countryside Views
- Ample Private Parking & Low Maintenance Gardens
- Well Proportioned Rooms With Open Views
- A Must See!! To Appreciate Location, Size & Charm Of Property

White Wall Farm Cottage

Walmersley Old Road, Bury, BL9 6SX

***IMMACULATE GRADE TWO LISTED COTTAGE**SOLD WITH NO CHAIN, DUE TO RELOCATION**THREE DOUBLE BEDROOMS WITH STUNNING VIEWS**A MUST SEE!!!!**Charles Louis Homes are delighted to offer this three bedroom grade two listed character cottage in a private rural area with far-reaching open countryside views.

Offering a rural lifestyle whilst still close to local amenities this beautifully restored cottage briefly offers; an entrance hallway with a modern downstairs, WC leading to a spacious lounge and kitchen/dining area; benefiting from a combination of original and modern features. Moving upstairs through this home, you will find three well-proportioned bedrooms all with stone mullioned windows, and a three piece family bathroom.

Externally, there is private parking and a low-maintenance lawn and patio at the rear of the property with stunning open countryside views. A must see to appreciate location, size and charm of the property.

Entrance Hall

10'4 x 5'3 (3.15m x 1.60m)

Wooden Door to front elevation with exposed brick wall and tiled floor, With access to the kitchen/diner, living room, downstairs W/C, and stairs ascending to the first floor and fitted with a gas central heating radiator, centre ceiling light.

Living Room

16'5 x 15'6 (5.00m x 4.72m)

Original stone mullions with window to front offering beautiful views over countryside, original beamed ceiling and multi fuel log burner with beautiful original stone fireplace, exposed stone wall, wooden floor, centre ceiling light, TV point, gas central heating radiator,



Kitchen/Diner

20'5 x 12'9 (6.22m x 3.89m)

Original stone mullions with window to front and rear, offering beautiful views over countryside and rear courtyard, original beamed ceiling and multi fuel log burner to chimney breast with slate hearth, fitted with a range of shaker style wall and base units with wooden work surfaces, Belfast sink with mixer tap, space for range cooker with extractor above, integrated dishwasher, integrated washing machine, inset spots, tiled floor and access to courtyard via a wooden door.



Downstairs W/C

6'3 x 2'6 (1.91m x 0.76m)

Fitted with a two-piece suite comprising; a low level W/C and hand wash basin, with gas central heating radiator, inset spots and tiled floor.

Landing

13'0 x 5'4 (3.96m x 1.63m)

Double glazed window with centre ceiling light and gas central heating radiator, access to Bedrooms and Family Bathroom

Master Bedroom

16'5 x 15'3 (5.00m x 4.65m)

Original stone mullions with window to front, offering beautiful views over countryside, exposed stone wall, centre ceiling light, wooden flooring, gas central heating radiator, loft access.



Bedroom Two

12'1 x 12'4 (3.68m x 3.76m)

Original stone mullions with window to front, offering beautiful views over countryside, exposed stone wall, centre ceiling light, wooden flooring, gas central heating radiator, fitted wardrobes and cabinets, access to the loft, and power points.



Countryside Views



Bedroom Three

12'1 x 12'4 (3.68m x 3.76m)

Original stone mullions with window, offering beautiful views, exposed stone wall, centre ceiling light, wooden flooring, gas central heating radiator and power points.



Family Bathroom

6'11 x 3'0 (2.11m x 0.91m)

Original stone mullions with window, offering beautiful views over countryside, fitted with a three-piece suite in white comprising of bath with shower and glass screen, wash hand basin, low-level WC., fully tiled walls, tiled floor, inset spots.



Gardens & Courtyard

Large garden to rear offering with beautiful countryside views, stone flagged floor with lawn and wood fencing and ample parking in private courtyard.

