



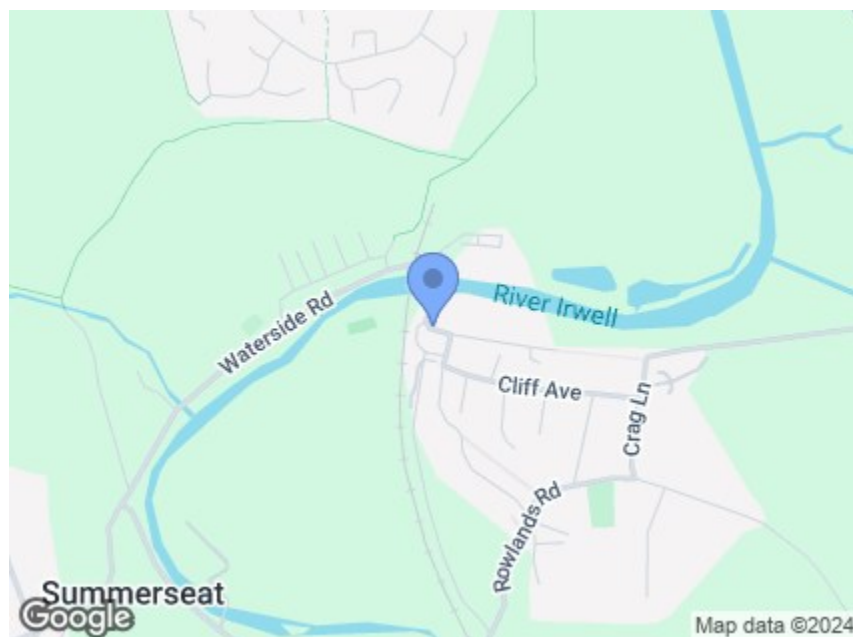
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

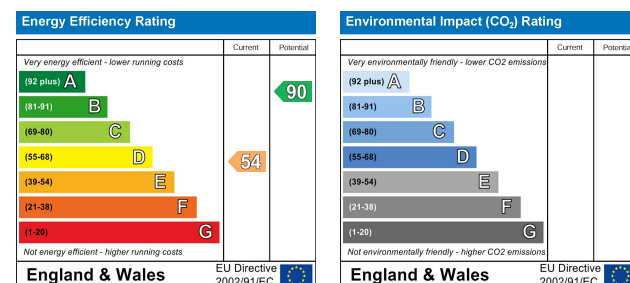


GROSS INTERNAL AREA  
TOTAL: 185 m<sup>2</sup>/1,995 sq ft  
FLOOR 1: 30 m<sup>2</sup>/327 sq ft, FLOOR 2: 77 m<sup>2</sup>/832 sq ft  
FLOOR 3: 78 m<sup>2</sup>/836 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676, continue onto Bridge St. Once on Bridge St turns slightly left and becomes Peel Brow, turn slight right onto Bury New Rd and then right onto Manchester Rd/A56. Turn right onto Bass Ln, Bass Ln then turns left and becomes Crag Ln. Turn right onto Cliff Ave and right onto Pollards Ln, then turning right onto Hill St. Destination will be on the left. Arrive: Hill Street, Summerseat, Bury BL9 5PL, UK



## The Withens 9 Hill Street Summerseat, Bury, BL9 5PL

**Price £459,600**



- Immaculate & Beautifully Presented Period Stone Cottage
- Three/Four Bedrooms With Three En-Suites
- Off Road Parking With Private Landscaped Garden & Patio Area
- Walking Distance To River Irwell & Stunning Countryside Views
- Set Over Three Levels, In A Highly Sought After Village Location
- Open Plan & Living Acomdation With Contemporary & Original Interior
- Close To Local Amenities & Motorway Links
- A Must See!!! Viewing Is Essential to Appreciate Size, Location & Charm



# The Withens 9 Hill Street Summerseat, Bury, BL9 5PL

**\*\*THE WITHENS\*\*IMMACULATE & BEAUTIFULLY PRESENTED PERIOD STONE RESIDENCE\*\*THREE/FOUR BEDROOMS, SET OVER THREE LEVELS\*\*SET IN THE IDYLIC VILLAGE OF SUMMERSEAT\*\*  
Charles Louis Homes are pleased to bring to the market this beautifully presented and substantial stone built three/four bedroom, period stone residence. This was formerly a Co-Operative building, located in the popular village centre, within a short drive to the motorway network and within easy reach of Ramsbottom, Holcombe Brook and Bury town centres.  
The house has a stylish and spacious interior with, contemporary and original interior, accommodation set over 3 floors and the advantage of off road parking and a generously sized enclosed garden. The house benefits from double glazing and gas fired central heating throughout and briefly comprises, entrance hall with York stone flagged flooring and guests WC/cloaks, living room with newly fitted Tedd Todd oak flooring arranged in a herringbone pattern throughout the living area with stone fireplace and multi fuel stove, bedroom four/study, utility, lower ground floor, fitted kitchen and patio doors leading into the rear gardens, first floor, three bedrooms the main with en-suite bathroom, a dressing room and galleried storage exposed king post trusses, bedrooms two and three both with en-suite shower rooms. Within recent years, new double glazed windows have been added throughout and cream Colonial blinds. Outside there is a fabulous south facing large terraced area with York stone and potted trees with access from the living room and a large side enclosed garden which has been newly landscaped with lawn and terracotta tiled patio, with flower beds to mirror the style of Yves St Laurent style in Marrakesh and adjoining hidden garden with summer house and storage sheds. There is also off road parking within an attached car port. The garden and outside areas also benefits from multiple electric points.**

## Ground Floor

Open Plan Kitchen Diner & Lounge with access to the newly landscaped gardens through French doors in the lounge.

## Open Plan Kitchen

9'11 x 17'8 (3.02m x 5.38m)  
Newly fitted double glazed window and doors opening out to the newly landscaped gardens and car port, fitted with a range of wall and base units, inset sink with mixer tap and quartz worktops with splash back cover, space for range cooker, space for double fridge freezer, integrated dishwasher, modern fitted wall to ceiling radiator, laminate wood flooring, original beams and centre ceiling light.

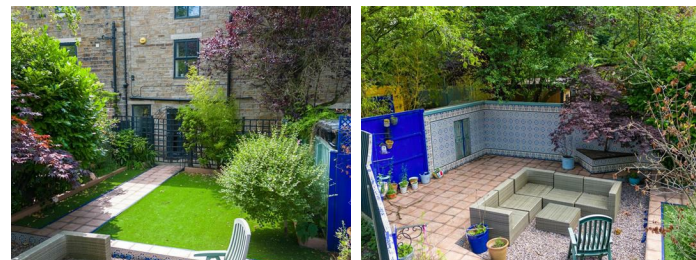
## Lounge

9'11 x 16'0 (3.02m x 4.88m)  
Double glazed French doors overlooking and opening out to the newly landscaped gardens, original beams, modern fitted radiators, laminate wood flooring



## Gardens & Parking

Newly landscaped fabulous south facing garden with a large terraced area with York stone and potted trees with access from the living room and also has a large side enclosed garden with lawn and terracotta tiled patio. The gardens also have flower beds to mirror the style of Yves St Laurent Style in Marrakesh with an adjoining hidden garden with a summer house and storage shed. The property also benefits from off road parking within an attached car port and multiple electric points.



## Alternative View



## First Floor

### Entrance Hall

10'4 x 8'9 (3.15m x 2.67m)  
Composite door to front elevation, York stone flagged flooring, cast iron radiator, original wooden staircase, beams and centre ceiling light, access to downstairs living area and wc.

### Guest WC

4'4 x 5'10 (1.32m x 1.78m)  
Fitted with a two piece suite, comprising of low level wc, hand wash basin, york stone flagged flooring, centre ceiling light and gas central heating radiator.

### Open Plan Living Room

24'1 max x (7.34m max x)  
Newly Double glazed windows to front and side elevation with Colonial cream blinds, Newly fitted Tedd Todd oak flooring arranged in a herringbone pattern throughout with stone fireplace and multi fuel stove, original period features throughout spacious living room, cast iron radiators, inset spots and wall lights, access to second floor and ground floor accommodation.



### Dining Area

14'4 x 10'4 (4.37m x 3.15m)



## Office/Bedroom Four

9'3 x 14'6 (2.82m x 4.42m)  
Newly fitted double glazed window to side elevation with cream colonial blinds and views over landscaped garden. Period features with cast iron radiators and wall lights. Can also be used as Fourth bedroom.



## Utility Room

9'3 x 8'10 (2.82m x 2.69m)  
Fitted with a range of base units and complementary worktops, Belfast sink with mixer tap, space and plumbed for washing machine and dryer, shelving and lighting.

## Second Floor

Access to Three Double Bedrooms, all with en-suites

### Master Bedroom

14'0 x 11'6 (4.27m x 3.51m)  
Newly fitted double glazed windows to front and side elevation with views over countryside, period features, wall lights, gas central heating radiator, access to en-suite and walk in wardrobe/dressing room.



### En-suite

8'10 x 14'1 (2.69m x 4.29m)  
Newly fitted double glazed windows to side elevation, Fitted with a four piece bathroom suite, comprising of free standing Victorian rolled bath, double walk in shower, low level wc and hand wash basin with vanity unit, lighting, chrome heated towel rail, original wooden flooring, original beams and part tiled walls.



### Dressing Room

11'10 x 4'10 (3.61m x 1.47m)  
Ample fitted storage cupboards for clothing, ladder to upper level for storage and lighting.

## Bedroom Two

14'0 x 10'0 (4.27m x 3.05m)  
Newly fitted double glazed window to front elevation, Original features throughout bedroom two with exposed brick, beams and original cast iron fire, centre ceiling light, gas central heating radiator, access to en-suite



### En-suite

8'5 x 4'3 (2.57m x 1.30m)  
Fitted with a three piece bathroom suite, comprising of Victorian style toilet and sink with a double walk in shower, part tiled walls, original wood flooring, chrome heated towel rail and spot light.



## Bedroom Three

9'4 x 8'8 (2.84m x 2.64m)  
Newly fitted double glazed window with views over landscaped garden, gas central heating radiator, centre ceiling light, access to en-suite.



### En-suite

5'4 x 5'6 (1.63m x 1.68m)  
Circular window to side elevation, fitted with a three piece suite, comprising of low level wc, hand wash basin and walk in shower, part tiled walls, tiled floor, inset spots, Victorian style radiator and vanity unit.

Tenure - Freehold  
Council Tax - Bury Band E