



Charles Louis Commercial

4 Bolton Street

Ramsbottom

Bury

BL0 9HX

CHARLES LOUIS

C O M M E R C I A L

Email : enquiries@charleslouiscommercial.co.uk

Phone : +44 161 959 0166

www.charleslouiscommercial.co.uk



£850,000

Great Meadow Barn Kibboth Crew, Ramsbottom, Bury, BL0 9DR

Great Meadow Barn Kibboth Crew, Ramsbottom, Bury, BL0 9DR

*****SET WITHIN FIVE ACRES OF LAND APPROX**IMPECCABLY DESIGNED THREE-BEDROOM DETACHED ECO HOME BUILT IN 2020, WITH ANNEX** FINISHED TO A VERY HIGH STANDARD THROUGHOUT**STUNNING VIEWS OVER RAMSBOTTOM & SURROUNDING AREAS****

Positioned to enjoy the delights of Ramsbottom's market town and the open moorland of Holcombe Hill in the opposite direction, Great Meadow Barn is perfectly located for the best of town and country. Benefiting from countryside walks, parks, and stunning views. Entering the generous driveway, admire the modern wooden features of this one-off detached family home. Sited on an extremely generous plot, sitting in over 5 acres.

Charles Louis Homes are pleased to bring to the market this immaculate three double bedroom detached home. The property in brief comprises of entrance hallway, open plan kitchen, diner and lounge overlooking the patio and stunning 360 views. From the hallway you will find the master bedroom with en-suite, bedrooms two and three, and family bathroom. The property benefits from air source heating, being registered for RHI payments, solar and triple glazing throughout. The patio and wildflower gardens are well maintained and have stunning 360 views around the property. Viewing is a must and is essential to appreciate the charm of this property. This is truly a unique and rare opportunity.

Driveway

Entrance

8'10 x 6'1 (2.69m x 1.85m)

Composite door with glass panels, ceramic tiled flooring, sliding cupboards with washer and dryer behind, wet coat storage and under floor heating unit, solar panel and electric unit storage. Inset ceiling spot lights and access to the loft space boarded for storage.

Kitchen

18'9 x 9'1 (5.72m x 2.77m)

Open plan kitchen, engineered oak flooring, a range of wall and base units from Ramsbottom Kitchen Company with Silestone quartz worktops, kitchen island with inset Belfast sink and mixer tap. Integrated NEFF double oven, integrated NEFF fridge and freezer, integrated NEFF microwave, Induction hob with NEFF extractor fan.

Dining Room

9'4 x 12'8 (2.84m x 3.86m)

Open plan dining area, engineered oak flooring, a set of triple glazed large windows and a set of triple bifold doors opening onto a beautiful patio with stunning views, underfloor heating, central ceiling light, cat 6 cabling and sockets throughout.

Living Room

13'0 x 11'6 (3.96m x 3.51m)

Open plan living area, engineered oak flooring, two triple glazed windows, modern designed log burner, underfloor heating, central ceiling light, TV point, cat 6 cabling and sockets throughout.

Hallway

18'7 x 6'9 (5.66m x 2.06m)

Engineered oak flooring, underfloor heating, inset ceiling spot lights, cat 6 cabling and sockets throughout.

Master Bedroom

14'3 x 10'3 (4.34m x 3.12m)

With a side facing window with stunning views and a Velux window, engineered oak flooring, underfloor heating, inset ceiling spot light, TV point, cat 6 cabling and sockets throughout. Access to the en-suite

En-suite

5'1 x 6'0 (1.55m x 1.83m)

Fully tiled with a heated towel rail, large shower with glass cubicle, extractor fan, shaving point, low flush WC and a hand wash basin.

Bedroom Two

10'8 x 9'9 (3.25m x 2.97m)

With a front facing window with stunning views and a Velux window, engineered oak flooring, fitted sliding door wardrobes, underfloor heating, inset ceiling spot light, TV point, cat 6 cabling and sockets throughout.

Bedroom Three

10'8 x 9'7 (3.25m x 2.92m)

With a rear facing window and a Velux window, engineered oak flooring, fitted sliding door wardrobes, underfloor heating, inset ceiling spot light, TV point, cat 6 cabling and sockets throughout.

Bathroom

10'4 x 6'0 (3.15m x 1.83m)

Fully tiled with a rear facing window, a heated towel rail, shaving point, large walk in shower with glass screen, extractor fan. A ROCA bathroom suite consisting of a low flush WC and a hand wash basin with fitted vanity unity and free standing bath with freestanding mixer tap.

Annex

12'0 x 16'0 (3.66m x 4.88m)

Composite entrance door, large Velux window, vinyl flooring. Access to WC and storage for the heat store, inset ceiling spot light, TV point, cat 6 cabling and sockets throughout.

Rear Garden

Additional Information

Smoke detectors throughout, Solar power and air source pump used to heat the water and serviced and controlled online. Storage shed housing water filtration. RIBA architect designed and certified until 2027. All new services to site in 2020 including 3 phase electric cables, private water supply (borehole and filtration system), private water treatment plant, Wave internet connection (up to 65 mbps) Cat 6 ethernet cabling to all rooms. Plot believed to be in excess of 5 acres, stock fenced and new drains (currently in agricultural use), income potential, house and annex alarmed, Siberian Larch cladding, moveable 20*12 field shelter/stable (2021), easily developed further (STPP), private, yet 10 minute walk to Ramsbottom, established pond and parking for 4+ cars.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

From our central Ramsbottom office head west on Carr St towards Market Place, turn right onto Springwood St, turn left onto Kibboth Crew. Take the partial restricted-usage road, bare slightly right, then turn left. Destination will be on the right Arrive: Ramsbottom, Bury BL0 9DR, UK

