

£235,000  
Freehold



JON SIMON  
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### Features

- STUNNING STONE COTTAGE WITH TWO DOUBLE BEDROOMS
- REAR GARDEN WITH PATIO WITH PANORAMIC VIEWS OVER FARMLAND
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- BEAUTIFUL FITTED DINING KITCHEN
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- STUNNING THREE PIECE SHOWER ROOM
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- QUIET VILLAGE LOCATION
- GRADE II LISTED PROPERTY
- COMPLETELY RENOVATED THROUGHOUT- READY TO MOVE STRAIGHT INTO
- EPC Rating - C
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

## Summary of Property

**\*\* PRIVATE REAR GARDEN WITH STUNNING FARMLAND VIEWS \*\* BEAUTIFUL DINING KITCHEN & SHOWER ROOM \*\* COMPLETELY RENOVATED THROUGHOUT \*\* TWO DOUBLE BEDROOMS \*\* MUST SEE!! \*\*** JonSimon is thrilled to present a rare opportunity to acquire this beautifully renovated two-bedroom Grade II listed cottage, nestled in the highly sought-after village of Nangreaves. Positioned just off the picturesque 'Village Green,' this exceptional property boasts parking to the front and a generously sized rear garden with breath-taking countryside views stretching over Ramsbottom towards Holcombe Hill. The property has been meticulously renovated to an impeccable standard, with no expense spared. Upgrades include newly installed electrics, plumbing and damp proofing, ensuring modern comfort while preserving its charming character. The accommodation briefly comprises; spacious living room with open feature fireplace and under floor heating, stunning large fitted dining kitchen with under floor heating. To the first floor: Two double bedrooms and a luxury three piece shower room. Outside there is a well maintained rear garden - mostly lawned with pebbled patio and borders plus stone built outhouse for storage and bin area with countryside views over farmland. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

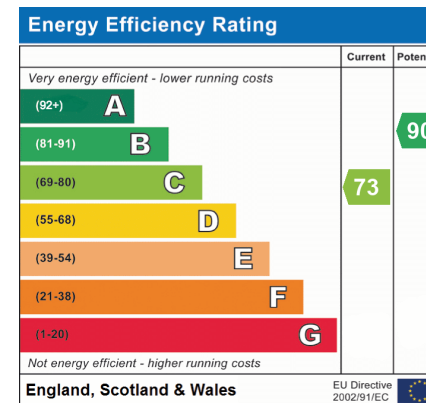
Tenure: Freehold

Local Authority/Council Tax: Bury Council: C Annual Amount:£2034.48 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 1000Mbps

Mobile Coverage: EE - Likely, Vodafone - Likely, Three - Likely, O2 - Likely



### Local Authority

2034.48  
Band C

## Room Descriptions

### Ground Floor

#### Lounge

Front double glazed window and front door, feature open fireplace with oak beam, meter cupboards, solid wood flooring, underfloor heating, ceiling beams, wooden shutters, ceiling spotlights and stairs leading to the first floor landing.

#### Dining Kitchen

A beautiful fitted modern kitchen with a range of wall and base units with complementary wooden worksurface, two bowl Belfast sink with mixer tap, electric range cooker with five ring gas hob, extractor above, part tiled walls, integrated washing machine and dishwasher, combi boiler, York stone flooring with underfloor heating, under unit lighting, ceiling spotlights, double glazed rear window and double glazed stable back door.

### First Floor

#### Landing

Ceiling spot lights and loft access with pulldown ladder.

#### Bedroom One

Double glazed front window, radiator, built-in wardrobes, wooden shutters and ceiling point.

#### Bedroom Two

Double glazed rear window, radiator, wooden shutters and ceiling point.

#### Shower Room

A modern three-piece white suite comprising of a large walk-in shower unit, low level WC with storage drawer, wash hand basin, electric wall mounted mirror, radiator, part tiled walls and flooring, ceiling spotlights, extraction unit and double glazed rear window.

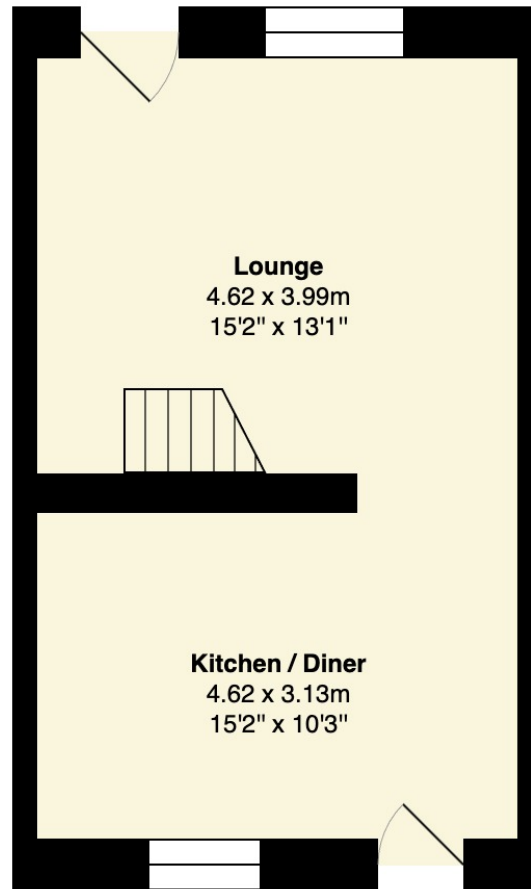
### Outside

#### Garden

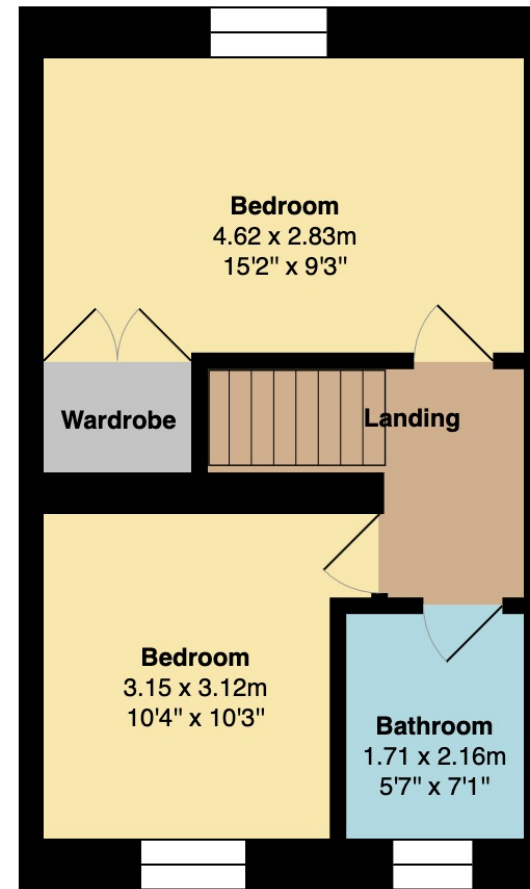
To the rear is a private garden with lawn area, patio area and well maintained borders and shrubs overlooking neighbouring farmland and beyond. There is a stone built bin store and storage shed. Cold tap and wooden summer house. Not overlooked with fantastic views.



## Floorplan



**Ground Floor**  
Area: 34.6 m<sup>2</sup> ... 373 ft<sup>2</sup>



**First Floor**  
Area: 34.6 m<sup>2</sup> ... 373 ft<sup>2</sup>

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

### General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### Measurements

All measurements quoted are approximate.

### Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.