



## Lumb Carr Road

Bury, BL8 4NW

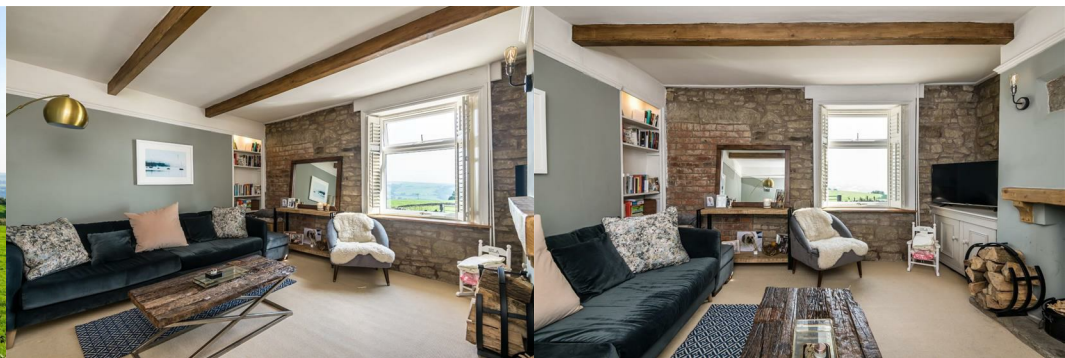
Offers over £350,000



Built in 1822, this attractive three-bedroom stone cottage has been sympathetically transformed into a delightful contemporary home, where every detail has been considered, ensuring the period features remain charming and proud, whilst a touch of the 21st Century and a high-quality finish are evident throughout. Brimming with character, this lovely home shows off its heritage through features such as exposed stone and brick, window shutters, beam work, and bespoke country-style joinery – to name but a few.

Since the property has recently undergone major refurbishment, nearly everything is new! And not only is it new, no expense has been spared – from the solid oak doors, to brass door handles and the premium woollen carpets, you will only find the highest quality fixtures and fittings here. You can simply move into your homely new abode, unpack, and enjoy the lovely village lifestyle that you've been waiting for!

With picturesque views of the rolling green countryside to the front, this end- cottage is sat at the foot of Holcombe Hill on the periphery of Holcombe Village and Ramsbottom, ideal for those looking for a quiet, semi-rural lifestyle.



### A Truly Charming Cottage

Before we step inside, turn around and soak up that beautiful rural view, while breathing in the fresh countryside air!

Without even seeing inside, you immediately notice this property has been given a lot of love and TLC due to its pristine front elevation, owing to the sandblasting treatment and repointing it recently received. Let's turn the key and step inside...

A spindled white staircase with a carpet runner and brass rods sits to the left of the spacious hallway, and to the right lies the first of many industrial-chic radiators which can be found elsewhere in the house. The hallway is also the first place you notice the bespoke joinery with tongue and groove work and coving – a coat rack and shoe shelf, as well as a cute little window seat, and beautiful parquet flooring all add to the homely character of this welcoming space. Such character continues in the lounge...

In your spacious lounge, an imposing chimney breast is home to your log burning stove – when the fire is glowing and crackling in the cold winter months, and you are up snuggled under a blanket, just imagine how cosy this space will be! Exposed stone, brick, and wooden beam work complement the neutral colour scheme and add contrast to the softness of the woollen carpet in this room, and a picture-perfect window with shutters looks out onto the far-reaching scenic view of the countryside to the front.

Passing by the storybook window seat in the hallway and your open plan kitchen-diner spans the width of the property at the back... More parquet flooring grounds this space, and the navy-blue kitchen cupboards complement the beautiful wooden worktops and more oak beam work just perfectly. This true country-style kitchen also features a Belfast sink, large oven and gas hob with a white-tiled splashback and extractor – ideal for cooking up hearty meals for family and friends! And the kitchen comes complete with a fantastic open plan dining setup too, with a bespoke white wooden bench style arrangement on one side to maximise space efficiency, and of course, it is in keeping with the property's charming country-style aesthetic.

### Sleeping & Bathing

Up the quaint staircase and onto the bright and airy landing...

Fancy waking up to beautiful unobstructed views of rolling green hills? Look no further than the master bedroom of this fabulous cottage! Like the rest of the property this room is charming and characterful, benefitting from features such as an ornate period fireplace, wall panelling, and a custom-made built-in dresser. The brilliant white of the wall panelling, ceiling and other features adds a wonderful contrast to the dark blue walls, creating a cosy yet bright and refreshing feel.

The two other bedrooms in this lovely home are dressed to the same excellent standard and offer flexibility in their usage... Perhaps you'd like a home office?

Through to your bathroom and we see the tasteful décor continues... White brick tiling stands out bold against the contrasting navy blue paint, and the patterned tiling in your walk-in shower adds a touch of flare. The bathroom features a four-piece suite including a free-standing bath, shower, wash basin and loo, as well as a heated towel rail and stylish contemporary fittings.

### A Calm & Tranquil Space

Through the barn-style composite back door in the kitchen and you find yourself in a peaceful, easy-maintenance green space that gets lots of sun, and is overlooked by nobody! Picture yourself enjoying your coffee and croissants while soaking up some sun on a leisurely Sunday morning, or maybe delving into a good book with a glass of your favourite beverage in the evening? Or perhaps you'd like to transform this space into a mini vegetable and herb garden! That would be fitting. Whatever your preference, this cottage provides a private little oasis where you can enjoy a real sense of calm and tranquillity. As well as being a place to enjoy some outside space, your back garden provides a handy outbuilding that's perfect for storing all your bits and bobs.

### Semi-Rural Living & More

If you're looking for a quiet and peaceful place to live whilst not being too far from other locals and a great selection of amenities, then this cottage on the periphery of Holcombe Village and Ramsbottom might just be for you!

The Shoulder of Mutton is just a hop skip and a jump away – a friendly local pub providing traditional ales and hearty pub food. A few minutes' drive or a short walk and you're in the centre of Ramsbottom – full of independent shops, cafes, restaurants, and bars, you are spoilt for choice! As well as the quirky independents of Ramsbottom, larger chains such as Morrisons, Tesco and Aldi satisfy all your shopping needs.

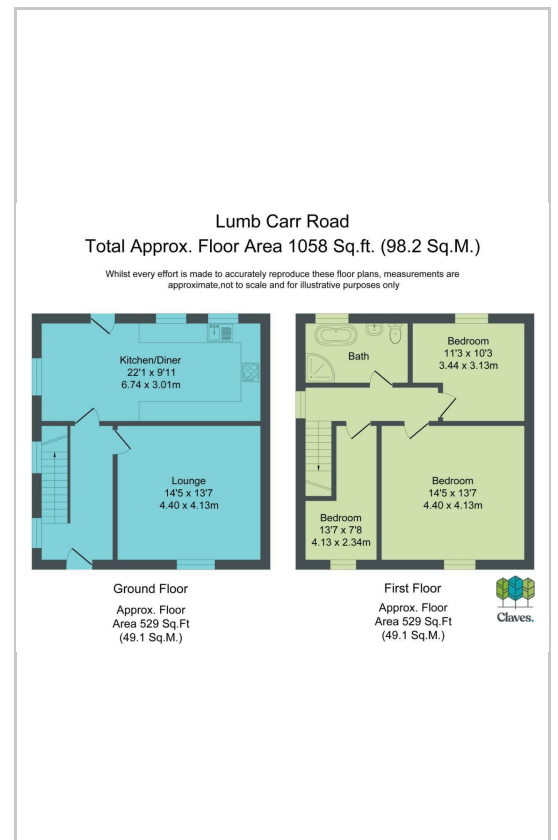
Further afield is Bury, which offers an even greater selection of amenities, as well as railway access into Manchester and beyond. And for the commuters by road, the M66 is nearby and provides access to the major motorway networks up and down the country.

Sat on the slope of Holcombe Hill, this splendid cottage is ideal for those who enjoy the great outdoors. With easy access up onto the moors there are some stunning natural sights to be seen! Whether it's hiking up to Peel Tower, running, cycling, or perhaps the wildlife that interests you, the lovers of the great outdoors out there will be happy to call this cottage home!

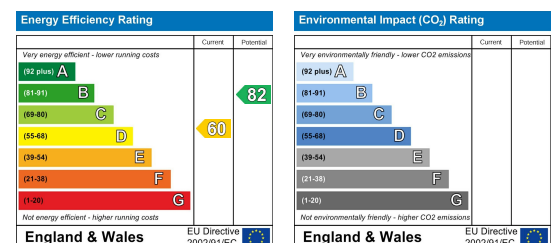
## Area Map



## Floor Plans



## Energy Efficiency Graph



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### Claves.

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