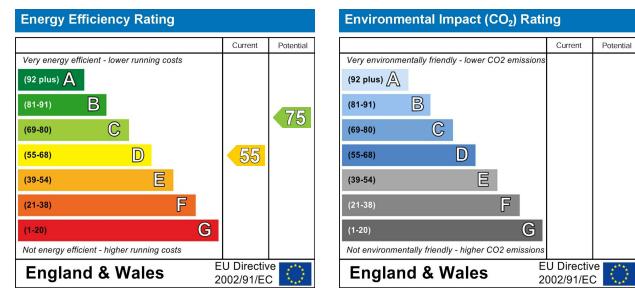


#### Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# CHARLES LOUIS

HOMES LIMITED



Gate House Holcombe Old Road  
Holcombe, Bury, BL8 4NG

Offers over £445,000



- Spacious & Beautifully Presented Interior
- Contemporary Open Plan Living Space
- Two Double Bedrooms & Stylish Bathroom
- Garden Featuring Outdoor Bar & Grill
- Having Undergone Further Refurbishment
- Rear Sitting Room with Original Features
- Elevated Position with Outstanding Views
- A True Statement Property & A Must See

# Gate House Holcombe Old Road

## Holcombe, Bury, BL8 4NG

\*\*\*A MUST SEE!!!\*\*BACK TO MARKET, DUE TO CHAIN COLLAPSE\*\*A BEAUTIFUL CASTELLATED COTTAGE, WITH OPEN PLAN LIVING\*\*STUNNING VIEWS OVER HOLCOMBE TOWER\*\*\*DOUBLE DRIVEWAY\*\*A stylish and beautifully presented castellated cottage set in an elevated position with stunning views to the front and open farmland to the rear. Originally built to serve Hey House, this unique property has been extended and refurbished to a high standard by its current owners and offers spacious accommodation across one level.

Entrance to the front opens into an open plan living space comprising seating area, dining area and super slick kitchen featuring a large centre island incorporating integrated appliances, hob and sink, and floor to ceiling units with fridge/freezer, double oven, microwave and drinks cooler built in, and newly fitted UPVC French doors opening outward to the rear. Onwards into the original wing of the cottage, you'll find an inner hall recently fitted with full length storage units and ideal as a work space, leading on to a rear reception room with a lovely stone fireplace and original arched door. Bespoke Oak doors and flooring feature throughout this side of the property which also houses two double bedrooms and bathroom fitted with a three piece suite in white, with drench head shower over the bath.

The Gate house has a landscaped garden, enjoying an elevated position and look out over Holcombe and out over open farmlands with an uninterrupted view to Peel Tower. With an outdoor bar and grill, patio and lawned areas, this garden is undergoing a scheme of works which will emulate the interior in style and presentation. Offering driveway parking to the front for two vehicles, this is a statement home without question and must be viewed to be appreciated.

### Open Plan Living Space

Front entrance door opens into a beautifully light, open and stylish living space comprising;



### Seating Area

14'6" x 11'7" (4.42m x 3.53m)  
With side facing UPVC windows, wood effect flooring, radiator and power points.



### Dining Area

11'4" x 6'7" (3.45m x 2.01m)  
With a front facing UPVC window, wood effect flooring, radiator and power points.



### Kitchen Area

18'6" x 9'5" (5.64m x 2.87m)  
With a front facing UPVC window, spotlighting, wood effect flooring, two radiators and ample power points. Featuring wall to ceiling units and integrated appliances to include double electric oven, fridge freezer, drinks cooler and microwave, and a feature centre island incorporating sink unit which provides instant hot water, induction hob with extractor over, dishwasher and washing machine. With UPVC French doors opening out to the rear.



### Alternate View



### Inner and Rear Hall

With a side facing UPVC window, wood effect flooring, a good range of newly fitted storage cupboards, radiator and power points. Opening to the rear hallway with newly laid oak flooring, power point, loft hatch with pull down ladder, and bespoke oak doors leading to;

### Family Room

14'11" x 12'8" (4.55m x 3.86m)  
This spacious room is currently used as a sitting room but could equally serve as the master bedroom. Featuring two side facing double glazed windows, newly laid oak flooring, a stunning fireplace with exposed stone surround and multi fuel stove, two radiators, power points and original arch doorway opening out to the side exterior.



### Master Bedroom

13'2" x 9'3" (4.01m x 2.82m)  
With a front facing double glazed window, newly laid oak flooring, walk in cupboard, radiator and power points.



### Bedroom Two

9'6" x 8'4" (2.90m x 2.54m)  
With a rear facing double glazed window, newly laid oak flooring, built in wardrobe, radiator and power points.



### Bathroom

6'3" x 5'11" (1.91m x 1.80m)  
Fully tiled with wood effect herringbone flooring, built in cabinet, radiator, extractor fan and three piece bathroom suite comprising P shaped bath with drench head shower, hand held shower attachment and shower screen, low flush WC and hand wash basin with pedestal.



### Rear & Garden

Opening out from French doors and ascending to a higher level patio area which offers an open view over neighbouring farmlands and out to Peel Tower to the rear, and far reaching views over Holcombe to the front. Featuring lawn and Indian stone patio with outside kitchen, bar and seating area.



### Alternate Views



### Driveway Parking

Driveway parking is available for two vehicles side by side.