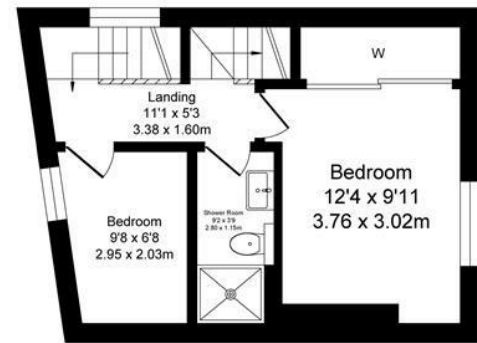


Stubbins Street, Ramsbottom, Bury, BL0 0NJ  
 Total Approx. Floor Area 1168 Sq.ft. (108.6 Sq.M.)

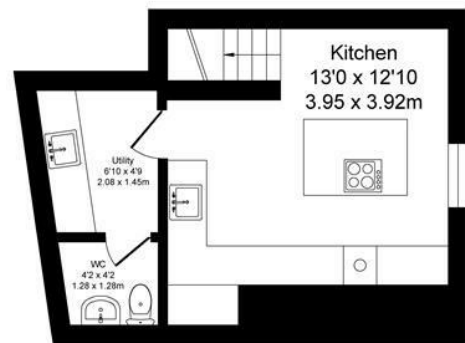
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



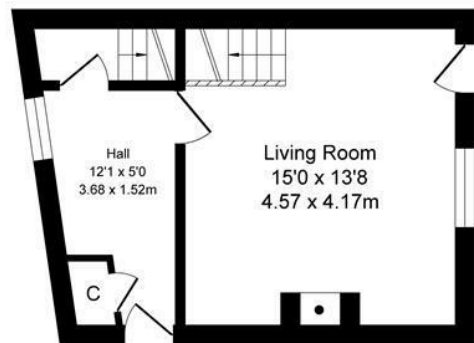
First Floor  
 Approx. Floor Area 302 Sq.Ft (28.1 Sq.M.)



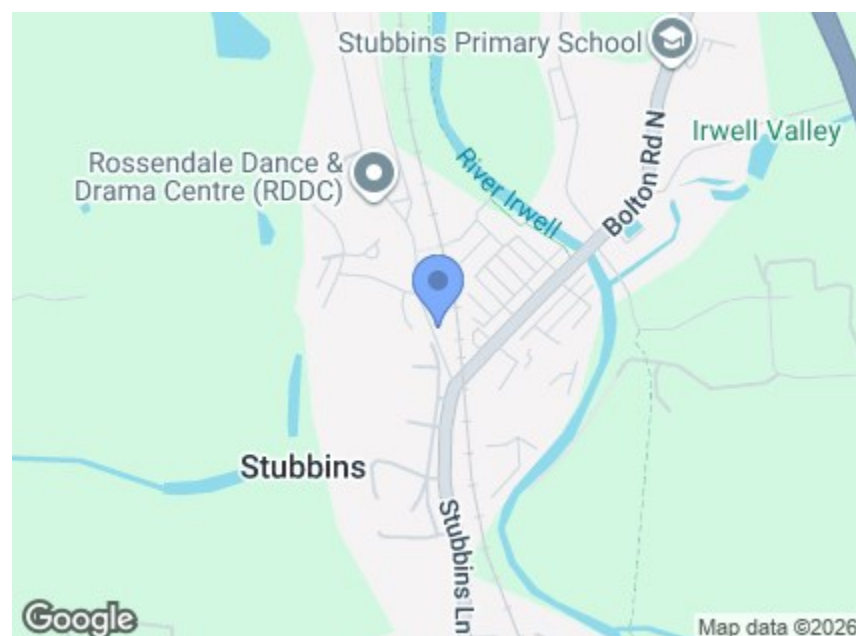
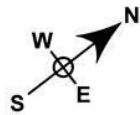
Second Floor  
 Approx. Floor Area 282 Sq.Ft (26.2 Sq.M.)



Lower Ground Floor  
 Approx. Floor Area 282 Sq.Ft (26.2 Sq.M.)



Ground Floor  
 Approx. Floor Area 302 Sq.Ft (28.1 Sq.M.)



**Directions**

Postcode - BL0 0NJ    What3words -  
 ///project.crumple.plays

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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**8 Stubbins Street**  
 Ramsbottom, Bury, BL0 0NJ

**Price guide £325,000**



- A beautifully restored 200-year-old stone cottage blending rich heritage with contemporary refinement, retaining original beams, stone stairs and period fireplaces.
- Stunning character living room with wood flooring and feature log burner, creating a warm and atmospheric heart to the home.
- Three versatile double bedrooms, including a generous top-floor principal retreat and fitted wardrobes to the main first-floor bedroom.
- Private patio garden enjoying afternoon sun, enhanced with garden lighting, electric vehicle charging point, security system, and external office/storage space with power, ideal for remote working.
- Deceptively spacious accommodation extending to approx. 1,168 sq ft, thoughtfully arranged over four impressive levels.
- High-specification dining kitchen designed for entertaining, complete with induction hob set within a breakfast bar, integrated appliances, inset spot lighting and a separate utility room.
- Stylish fully tiled bathroom and additional WC, finished with sleek modern fittings to complement the home's period charm.
- Tenure - Freehold, Council Tax - Rossendale band B, EPC rated D

# 8 Stubbins Street

## Ramsbottom, Bury, BL0 0NJ

Dating back approximately 200 years, this beautifully refurbished stone cottage blends character, charm and contemporary living across four well-proportioned levels, extending to approximately 1,168 sq ft.

Occupying a highly sought-after position in the heart of Stubbins, this property has been comprehensively refurbished to an exceptional standard. Character features such as exposed beams, original stone staircase and a striking cast iron fireplace have been beautifully preserved, while stylish modern finishes have been seamlessly introduced throughout. Each room has also been thoughtfully wired with data points for TV and internet access, ensuring the home is perfectly suited to contemporary living.

The ground floor living room is warm and inviting, featuring wood flooring and a log burner set within the chimney breast, creating a cosy focal point ideal for winter evenings. The home flows seamlessly down to the impressive lower ground floor dining kitchen, finished with tiled flooring and a large breakfast bar incorporating an induction hob. The kitchen is well-equipped with oven and grill, integrated fridge and freezer, inset spot lighting and ample storage, while a separate utility area houses a washer and dryer. A fully tiled downstairs WC completes this level.

Upstairs, the first floor offers two bedrooms and a beautifully finished, fully tiled shower room. The main bedroom benefits from fitted wardrobes, and the property continues to showcase its original character details throughout. The second floor provides a generous third bedroom with elevated proportions, ideal as a principal suite, guest room or additional workspace.

Externally, the property enjoys a private patio garden with lighting and a seating area that benefits from afternoon sunshine. There is an outside front office/storage space with electrics, ideal for remote working or additional storage. The home also benefits from security cameras surrounding the property and an electric car charging.

### Lower Ground Floor

#### Dining Kitchen

13 x 12'10 (3.96m x 3.91m)

An impressive modern kitchen fitted with contemporary units and tiled flooring. Features include oven and grill, integrated fridge and freezer, induction hob set within the breakfast bar, inset spot lighting and generous worktop space. Ample room for informal dining and entertaining.



#### Utility

6'10 x 4'9 (2.08m x 1.45m)

Plumbed for washer and dryer with additional storage.



#### WC

4'2 x 4'2 (1.27m x 1.27m)

Fully tiled with modern fittings.

### Ground Floor

#### Hallway

12'1 x 5 (3.68m x 1.52m)

Accessed via a front entrance door, with wood flooring and has hanging space for coats and seating area to the left with storage below for shoes. The boiler is enclosed into a cupboard and there are stairs leading down into the kitchen.

#### Living Room

15 x 13'8 (4.57m x 4.17m)

A beautifully presented reception room featuring wood flooring, inset shelving, wall-mounted media space and a log burner set within the chimney breast. Light floods through the front window, creating a warm and inviting space. Stairs ascending to the first floor.



### First Floor

#### Bedroom Two

1'4 x 9'11 (0.41m x 3.02m)

A generous double bedroom with fitted wardrobes.



#### Bedroom Three

9'8 x 6'8 (2.95m x 2.03m)

Ideal as a nursery, dressing room or home office.



#### Shower Room

9'2 x 3'9 (2.79m x 1.14m)

A stylish, fully tiled bathroom fitted with modern suite including shower enclosure, a Vileroy and Boch vanity unit and basin, a Keuco wall cabinet and WC.



### Second Floor

15 x 13'3 (4.57m x 4.04m)

#### Bedroom One

14'11" x 12'11" (4.57m x 3.96m)

A spacious and versatile top-floor bedroom with characterful ceiling lines and excellent proportions, perfect as a principal suite or multi-purpose space.



### Externally

The property benefits from a fully enclosed, low-maintenance rear garden featuring artificial lawn and a paved patio area, ideal for outdoor dining and entertaining. Timber fencing provides privacy, while external lighting and planted borders add character and ambience. A useful side area offers additional storage space.

To the front, wiring is in place for an electric vehicle charger (charger not currently installed), providing future-ready convenience.