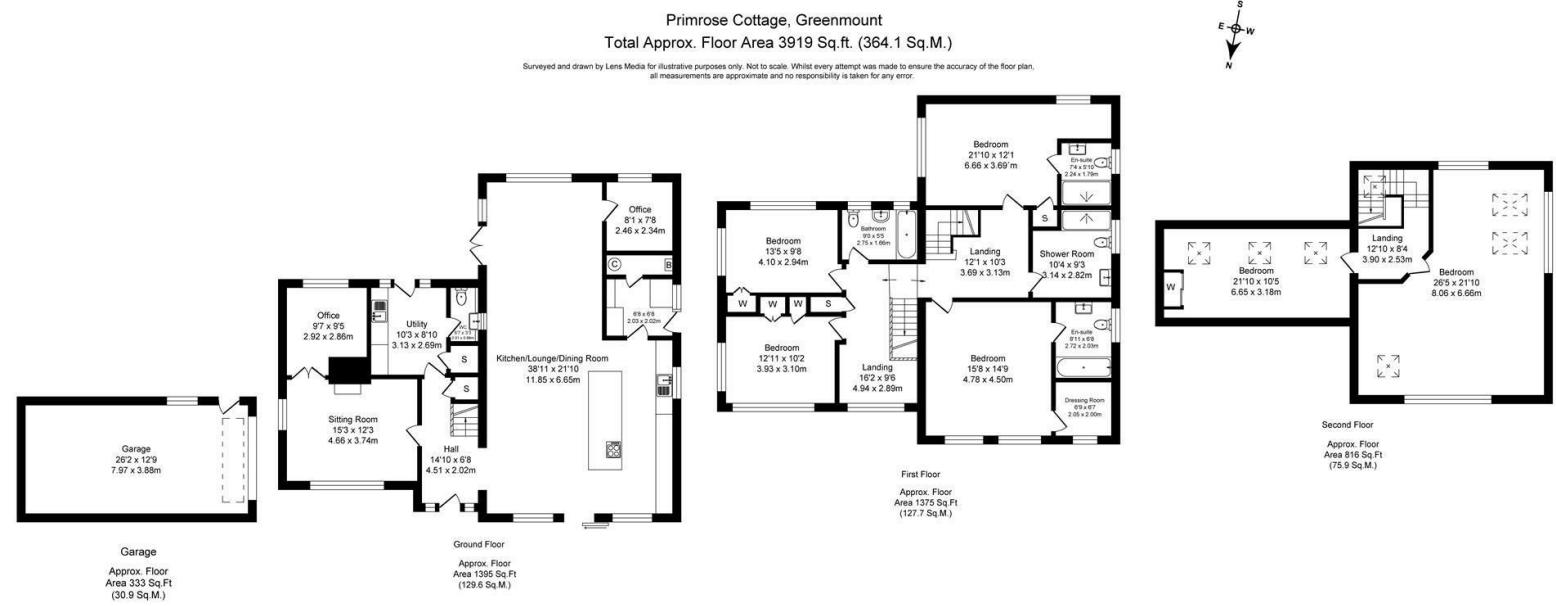
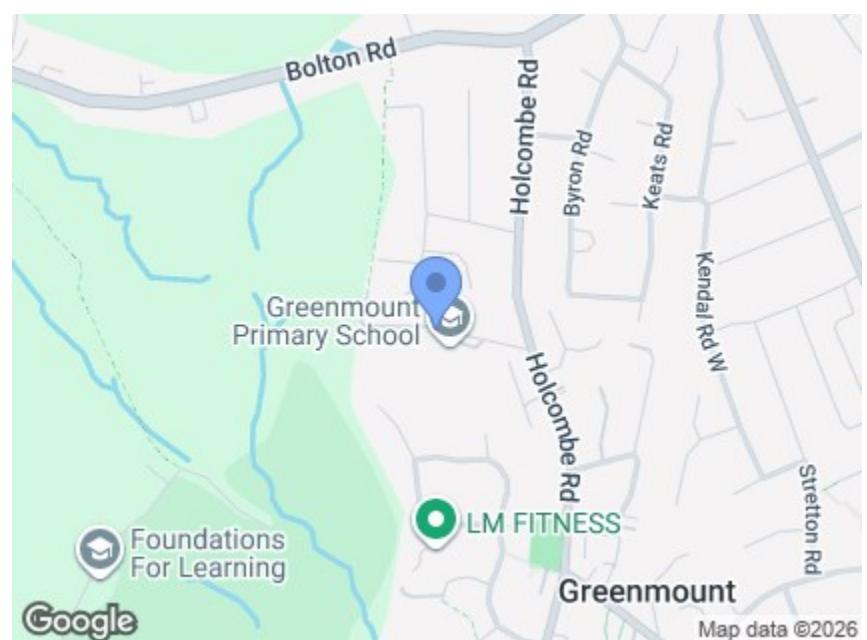




# CHARLES LOUIS HOMES LIMITED



## Directions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Primrose Cottage Holhouse Lane Greenmount, Bury, BL8 4HD

Price £1,200,000



- Designed and built to the highest standard throughout
- Character built in through design, choice of materials and finish
- A true one-off property for the area in Greenmount village
- Walking access to GCC and two local primary schools
- Fibre Optic Broadband
- Triple glazed aluminium framed windows
- A true semi-rural living experience, with ample private driveway parking & large garden
- A Must See!! To appreciate size, finish and location of the property

# Primrose Cottage Holhouse Lane

## Greenmount, Bury, BL8 4HD

\*\*A MUST SEE!!!\*\*A genuine one off property in the beautiful village of Greenmount. Lovingly designed and built by the current owners in 2019, this stunning detached property is nestled beautifully alongside established woodland and countryside, withing close walking distance of all of the amenities of the village.

This property has to be viewed in person to fully appreciate the design features, standard of finish and the high-end materials and techniques used to finish this truly spectacular family home.

### Entrance Hall

Entering through the impressive custom built, copper finish and oversized doorway, the entrance hall reveals space and luxury and is a fitting entrance to the true beauty of this home, providing access to office/snug, boot room, the stunning kitchen/lounge and the 1st floor. Oak and glass doors and finishes give the feeling of solidity and luxury that is in very much in keeping with the rest of the home.

### Kitchen / Diner / Lounge

In terms of open plan living you will do better to find such a superb space for the modern family lifestyle.

A truly wonderful space, complimented by French doors to the front and large windows to the rear, this space is truly triple aspect, full of light and could be comfortably described as a design masterpiece.

The kitchen has been finished to an immaculate standard and the appliances are of the very highest calibre available.

The large dining area is perfectly proportioned in the space with the current owners entertaining 16 people at a time during the festive season. The continuation of the open plan nature of the space to the lounge area cements this room as one of the finest examples of a family space you could wish to see.

A modern and subtle colour scheme provides the finishing touches to this outstanding living area, absolutely perfect for entertaining, relaxing with the family and day to day living.



### Alternative View



### Snug

From the spacious hallway the snug is a wonderful feature of this property. A truly relaxing space, with views of the mature trees and the front garden combined with a multi-fuel burner, the snug provides a haven of tranquility within this significant and spacious family home.



### Alternative View



### Second Office

Accessed through the main living area, the second office is a superb character detail of this home. Comfortably spacious and benefitting from the same rear aspect expansive windows as the main office, the thoughtful design of this light and airy office is fully in line with modern living demands, providing a space for working or studying that is also connected to the hub of the home.

### Office / Music Room

Accessed via the snug, this substantial office space is the perfect environment for the modern professional who has a requirement of home working. Easily repurposed as a music or hobby room, the views over the rear aspect are maximised with triple glazed large windows, ensuring this space is a truly practical and relaxing environment.



### Alternative View



### Second Lounge / Games / Cinema Room

Situated at the very top of the home is a functional, characterful and spacious room with automatic Velux windows and stunning views over the area. A feature window has been designed and placed to perfectly frame a picturesque view of Peel Tower. This space provides a number of options to enjoy the scenery to both the front and rear aspect. Suitable for a number of uses this superb area combines practicality and space with beauty, design and craftsmanship.



### Gardens

The substantial gardens in this 1/4 acre plot provide the ideal outdoor recreation and relaxation spaces for any family. To the front aspect the largest of the gardens is south facing, providing all day sunshine over the mature trees which guarantee privacy and provide spectacular dappled sunshine scenery on the edges of the garden. To the side and rear, further lawned spaces are similarly flanked by mature trees that provide exciting exploration areas for younger ones, whilst not overcrowding the significant lawned areas.



### Alternative View

