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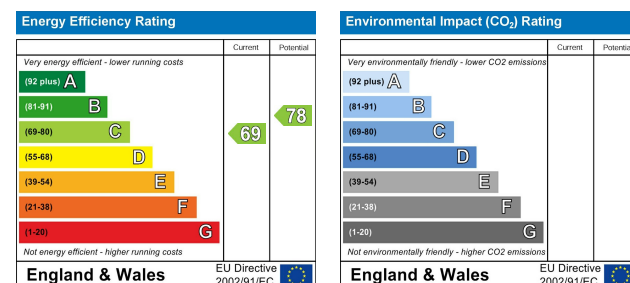


GROSS INTERNAL AREA
TOTAL: 193 m²/2,074 sq.ft
GROUND FLOOR: 66 m²/709 sq.ft. FIRST FLOOR: 127 m²/1,365 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St, continue to follow A676. Destination will be on the left



The Old College 141 Stubbins Lane
Ramsbottom, Bury, BL0 0PR

Price £675,000



- Well Presented & Unique Five Bedroom Detached House
- Open Plan Bespoke Kitchen/Diner, Breakfast Area & Utility Room
- Landscaped Garden, Ample Parking & Steps Leading to Extra Plot of Land
- Close To Local Amenities, Transport Links & Motorway Access
- Set On A Generous Plot, Close To Countryside Walks & Parks
- Family Bathroom, Two Shower Rooms & Gym Area
- Well Sought After Location, Close to Ramsbottom Town Centre
- A Must See!!! To Appreciate Charm, Size & Location of Property

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.

The Old College 141 Stubbins Lane

Ramsbottom, Bury, BL0 0PR

The property is situated in an excellent location, offering convenience to numerous amenities and the motorway network is just a five-minute drive away. Those seeking a more leisurely and social experience will find the town centre within a short walk, boasting a wide array of cafes, bars, eateries, and independent retail units. Additionally, for those interested in nostalgia, the East Lancashire steam trains make stops in Ramsbottom, bringing special activity days and markets, including the monthly farmers market.

Approaching the property, you'll notice a striking original stone wall with a central archway and large arched timber doors, providing privacy and security. The residential accommodation is housed within the original structure of the college building. Upon entering the courtyard, you'll find a stone-flagged driveway with space for three to four cars and raised borders on each side. A stone staircase on the left leads to the main entrance at first-floor level, while steps on the right lead to the expansive rear gardens, featuring lawns, stone-paved and patio areas, and a water feature. Beyond, there's ample green belt land with potential for parking or even stabling. The gardens also hold artefacts from the old Ramsbottom train station, including a sundial and cast iron railings.

The property offers versatility, with potential for use as one large five-bedroom home or easily transformable into two separate units at minimal cost, one with three double bedrooms and the other with two, both with bathroom and kitchen facilities.

Entrance Hallway

11 x 187 (3.35m x 5.66m)

Original arched timber double doors, inviting you through to a unique period style large and airy hallway with access through to two downstairs reception rooms/bedrooms, but currently used as office space, three piece fitted shower room, separate utility room and reception room, currently used as a gym by current occupiers. Fitted with Wooden herringbone style flooring, gas central heating radiator, inset spots, original steel posts, dado rail, coving and stairs leading up to next level offering further living accommodation.

Office/Bedroom

98" x 128" (2.96m x 3.87m)

With a side and front facing double glazed windows, currently used as office, centre ceiling light, gas central heating radiator and power points.

Office/Bedroom

101 x 11 (3.07m x 3.35m)

With a side and front facing double glazed wooden windows, currently used as second office, centre ceiling light, gas central heating radiator and power points.



Shower Room

93 x 55 (2.82m x 1.65m)

Fitted with a Victorian style three piece bathroom suite comprising of a glass screened double walk in shower, low level WC and hand wash basin with pedestal, partially tiled walls, Victorian styled radiator, extractor fan, inset spots and laminated wood flooring.



Utility Room

15'10 x 6'5 (4.83m x 1.96m)

Wooden herringbone style flooring, plumbing for a washing machine and dryer, fitted with a range of base units with a contrasting work top, inset 1 1/2 sink with a drainer and mixer tap, radiator and inset ceiling spot lights.

Reception Room/Gym

85 x 9'11 (2.57m x 3.02m)

Multi functional room, currently used as a gym, gas central heating radiator, inset spots and power points

First Floor Entrance

108 x 10 (3.25m x 3.05m)

Wooden entrance door leading into second hallway, inviting you into a period style hallway with Victorian Milton style tiled flooring, double arched windows with views over the landscaped rear garden, access through to living accommodation, open plan kitchen diner, two bathrooms and three further bedrooms with access through to landscaped gardens.



Upper Hallway

157 x 4'1 (4.75m x 1.24m)

Picture rail, inset ceiling spot lights and access to the living room, kitchen diner, two bathrooms and three further bedrooms.

Living Room

157 x 15'1 (4.75m x 4.60m)

With a triple arched double glazed wooden window with a central patio door to the rear patio area and an additional window to the side elevation, multi fuel log burning stove, central ceiling light, radiator coving, radiator and power points.



Open Plan Kitchen/Diner & Breakfast Area

11'2 x 23'10 (3.40m x 7.26m)

Wooden double glazed windows to side and rear elevation, overlooking landscaped garden, fitted with a bespoke range of country style wall and base units from Ramsbottom kitchens, with a contrasting quartz work top and downlights, inset 1 1/2 sink with a mixer tap, built in double oven and gas hob with extractor fan, integrated dishwasher, centre ceiling lights, a central island with additional seating, dining area with feature wall panelling, inset spots, gas central heating radiator,, tiled flooring and access through to rear garden.



Alternative View



Bedroom One

11'2 x 14'1 (3.40m x 4.29m)

Front facing double glazed wooden windows, built in wardrobes, coving, radiator, power points and a central ceiling light.



Bedroom Two

15'7 x 9'8 (4.75m x 2.95m)

Front facing double glazed wooden windows, built in wardrobes, coving, radiator, power points and a central ceiling light.



Bedroom Three

12'1 x 9'3 (3.68m x 2.82m)

Side facing double glazed wooden windows, coving, radiator, power points and a central ceiling light.



Family Bathroom

11'2 x 7'2 (3.40m x 2.18m)

Wooden double glazed frosted window to side elevation, Victorian Milton style tiled flooring Victorian Milton style tiled flooring Victorian Milton style tiled flooring vanity unit, tiled floor, centre ceiling light and Victorian style heated radiator



Shower Room

6'3 x 6 (1.91m x 1.83m)

Fitted with a three piece bathroom suite comprising of walk in shower, low level WC and a hand wash basin with vanity unit, fully tiled walls and floor, heated towel rail extractor, and inset spots.

Rear Garden

Offering at least an acre of land as well as having a landscaped garden with stoned patio area, with mature shrubs and bushes, pond and steps leading to land to rear.



Alternative View



Front External

Set behind brick stone original walling with archway through to private driveway parking and access through to rear gardens and pathway through to front entrances

Tenure - Leasehold
Council Tax - Bury band F