



4 - 5 Brookside, Holden,  
Bolton By Bowland

Guide Price £375,000

A unique property in the history and evolution of Holden; a tiny hamlet next to Bolton by Bowland. Having remained within the ownership of the same family for over one hundred years, it represents a rare opportunity to acquire two former estate workers cottages with the most beautiful wrap around gardens. Enjoying an idyllic spot between the brook and farmland, it stands proudly at the entrance to Holden Clough House. This significant end of row cottage offers exciting potential to recreate a wonderful family home following a most necessary programme of extensive improvements. It just requires a buyer with the right vision and ability to fulfil a dream. It briefly comprises three reception rooms, kitchen diner, Utility room, a two-piece cloakroom, four bedrooms and two bathrooms. (1,556 sq ft/144.6 sq m/EPC: E).

Serious enquiries only please.



## 4 - 5 Brookside, Holden, Bolton By Bowland

### Directions

Leave Clitheroe along the A59 in a northerly direction towards Sawley. Shortly after passing Chatburn and at the foot of Sawley Brow, turn left - signposted Sawley/Bolton by Bowland. Turn left at the Spread Eagle, cross over the river bridge and take the right-hand fork towards Bolton by Bowland. Upon reaching the Copy Nook, turn left towards Holden. After a few hundred yards there is a fork in the road. Take the left-hand fork and the property can be found on the right-hand side before crossing the brook.

### Services

Mains supplies of electricity and drainage. Spring fed water supply. Oil storage tank in rear yard. Central heating to panelled radiators from a Warmflow oil fired boiler. Council tax payable to RVBC Band E. The vendor advises that the property is Freehold.

### Additional Features

The majority of the windows are timber framed with single glazing. For avoidance of doubt, this property does require modernisation and works of restoration.

### Location

An undeniably beautiful part of the Ribble Valley within a ten minute drive of Clitheroe with a primary school in Bolton by Bowland, Chatburn and Grindleton and some excellent pub restaurants in close driving proximity.

### Accommodation

The property comprises two former estate cottages connected on the ground floor with a door. For ease of understanding we describe them separately and for further clarity they have been in the same family ownership for more than a century; previously occupied individually by a mother and her daughter.

#### Number 4:

Approached from a porch there is a small hall providing access to a sitting room with a stone fireplace. To the rear a kitchen diner with fitted pine units. The rear porch opens to a stone walled yard with a small stonebuilt former wc.

On the first floor there are two bedrooms comprising a large double facing the brook and a large single looking over farmland. The three-piece bathroom comprises a panelled bath with a Grohe thermostatic shower, pedestal washbasin and low suite wc. An arrangement of pine storage cupboards and an airing cupboard with a hot water cylinder and electric immersion heater.

#### Number 5:

A porch on the gable elevation opens to a sitting room with an open plan staircase and a shelved alcove display niche. Next to it a dining room with display shelving and a built-in cupboard. The Utility Room has a stainless steel sink unit, and also houses the central heating boiler. Next to the rear door is a two-piece cloakroom.

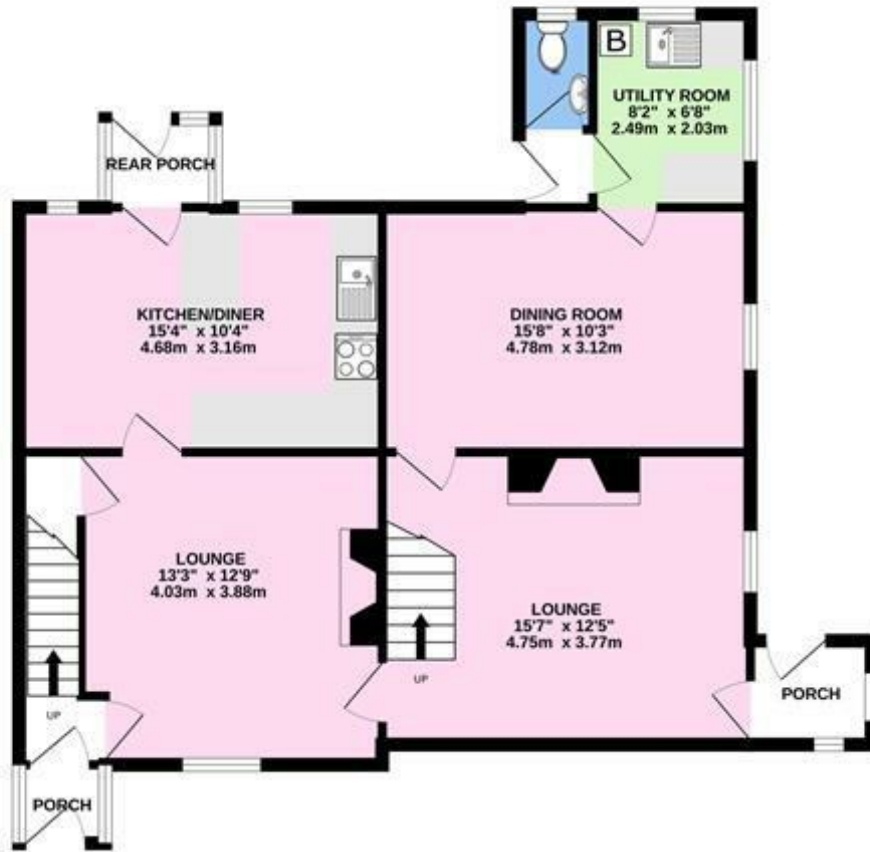
The rear door opens to a small yard with a small stonebuilt former wc.

On the first floor there is a large double bedroom with built-in wardrobes and a large single, also with built-in furniture. The three-piece bathroom comprises a panelled bath, pedestal washbasin, low suite wc and an airing cupboard with a hot water cylinder and electric immersion heater.

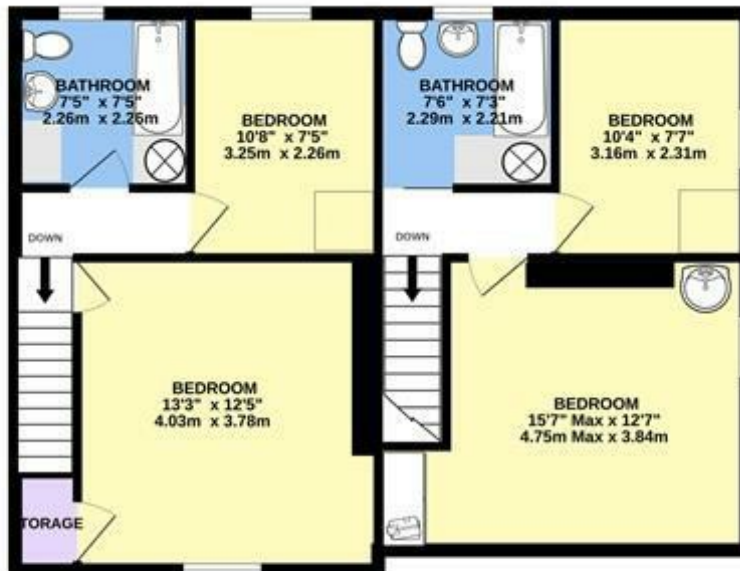
### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



4 & 5 BROOKSIDE, HOLDEN, BOLTON BY BOWLAND, BB7 4PE

TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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