



Hilton &
Horsfall

BB7 4NU

Old School Cottage, Settle Road, Bolton By Bowland, Clitheroe Offers In The Region Of £424,950

- Idyllic Location
- Detached Cottage
- Three Bedrooms
- Modern Breakfast Kitchen
- Large Living Room

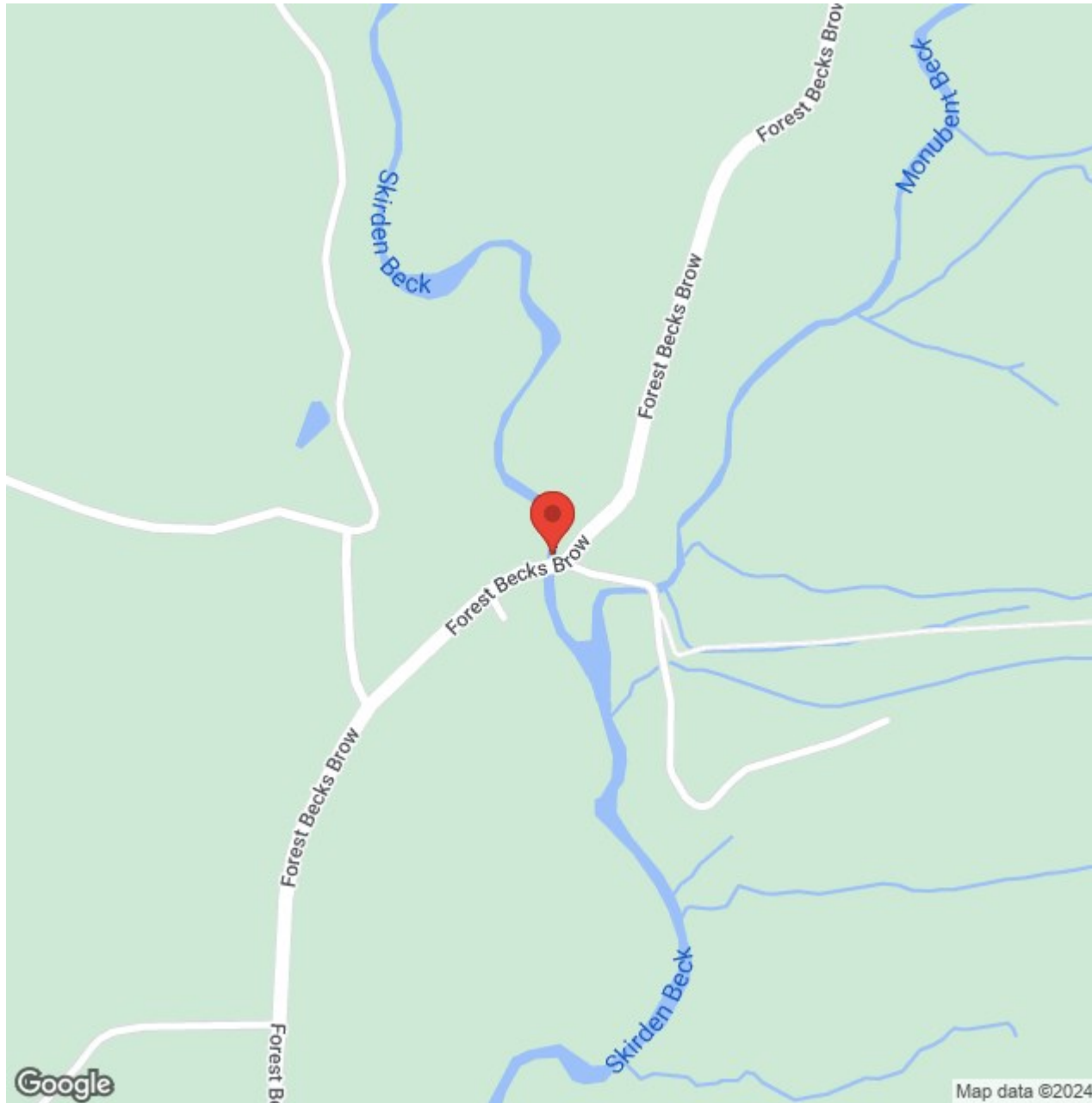
Located in the quaint village of Bolton-by-Bowland in Clitheroe, England, this charming 2-story home offers a delightful mix of historic charm and modern amenities. It holds 3 bedrooms and 1 bathroom, comfortably marinating cosiness and comfort. The ground floor houses a well-appointed living room with a cast iron stove inset into a beautiful fireplace and a harmonious kitchen fitted with a centre island breakfast bar, along with a ground floor WC. Ascend to the first floor and discover the inviting bedrooms, one of this has its own shower. One of the bedrooms is currently utilised as a study, ideal for work from home or a creative space. On the first floor you will also find a house bathroom complete with a bath for those relaxing evenings in. With the added benefit of underfloor heating throughout the house! Its excellent location puts you a stone's throw away from the "The Coach & Horses" restaurant / public house, coffee at "The Shepherds Hut" cafe, and the well-rated "Bolton by Bowland CofE Primary School". Outdoor enthusiasts will appreciate the proximity to the popular "Calder Farm Camping pod, tents and caravans" campground. Optimizing both indoor and outdoor living, this residence suits those seeking a peaceful retreat in the heart of England.

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALL

A welcoming entrance hallway with wood flooring, leading through to:

GROUND FLOOR W.C.

A useful downstairs w.c comprising of: wood flooring, low level w.c, wall mounted sink, air extraction fan, part tiled walls and wood frame window to the side elevation.

BREAKFAST KITCHEN 10'7" x 14'7" (3.25m x 4.46m)

Offering a range of fitted wall and base units with contrasting worktops, Smeg oven / grill, Smeg 4 ring induction hob with extractor hood above, breakfast island with space for barstools, inset sink with chrome mixer tap, integrated fridge / freezer, integrated dishwasher, wood flooring, television point, recessed LED spotlights and wood frame window to the side elevation.

LIVING / DINING ROOM 22'9" x 13'8" (6.95m x 4.17m)

A stunning family sized living / dining room having wood flooring, space for settees, space for table and chairs, television point,

wall feature fireplace with log burning stove set within, recessed LED spotlights, composite door leading out to the rear elevation and wood frame window to the side and rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 10'8" x 14'6" (3.26m x 4.42m)

A bedroom of double proportions with recessed LED spotlights, space for wardrobes and drawers, corner shower cubicle with rainfall shower head and wood frame window to the side elevation.

BEDROOM TWO 7'8" x 13'8" (2.34m x 4.17m)

Another bedroom of double proportions with space for wardrobes and drawers, recessed LED spotlights and wood frame windows to the front, side and rear elevation.

BEDROOM THREE / STUDY 10'10" x 5'2" (3.32m x 1.59m)

Currently utilised as an office room with space for desk and drawers, recessed LED spotlights, telephone point, wiring for broadband and wood frame window to the rear elevation.

BATHROOM 8'8" x 5'6" (2.65m x 1.68m)

A stunning three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer taps and hand held shower attachment, push button w.c, wash basin on vanity unit, tiled walls, wall mounted modern anthracite radiator, recessed LED spotlights, Manrose air extraction fan and wood frame window to the side elevation.

EXTERNALLY

Externally to the front and side elevation you will find an Indian Stone flagged patio with ample space for garden furniture where you can sit back and relax overlooking the Skirden Beck river in front. To the rear elevation is an enclosed lawn garden. Perfect for use during the Spring / Summer months.

LOCATION

Nestled in the heart of the Ribble Valley near Clitheroe, Bolton by Bowland is a haven of timeless charm and tranquility. Its winding lanes are lined with picturesque stone cottages and historic buildings, evoking a sense of idyllic rural living. The gentle flow of the River Ribble adds to the village's enchanting ambiance, while the nearby Forest of Bowland Area of Outstanding Natural Beauty beckons with scenic trails and breathtaking vistas.

PRECISE LOCATION LINK

<https://w3w.co/crisper.vague.derailed>

360 DEGREE VIRTUAL TOUR

<https://bit.ly/old-school-cottage>

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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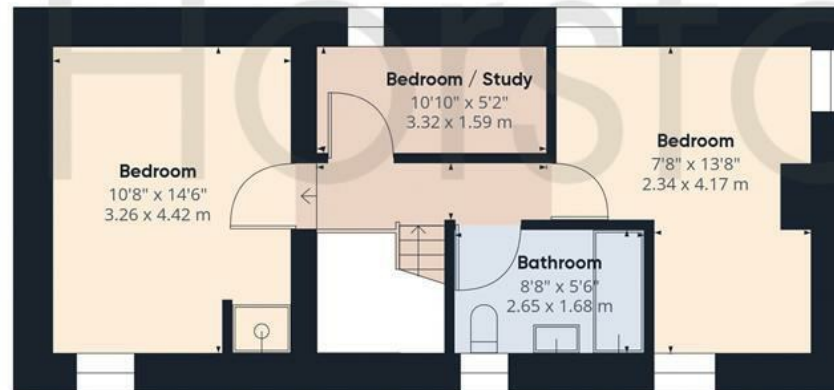
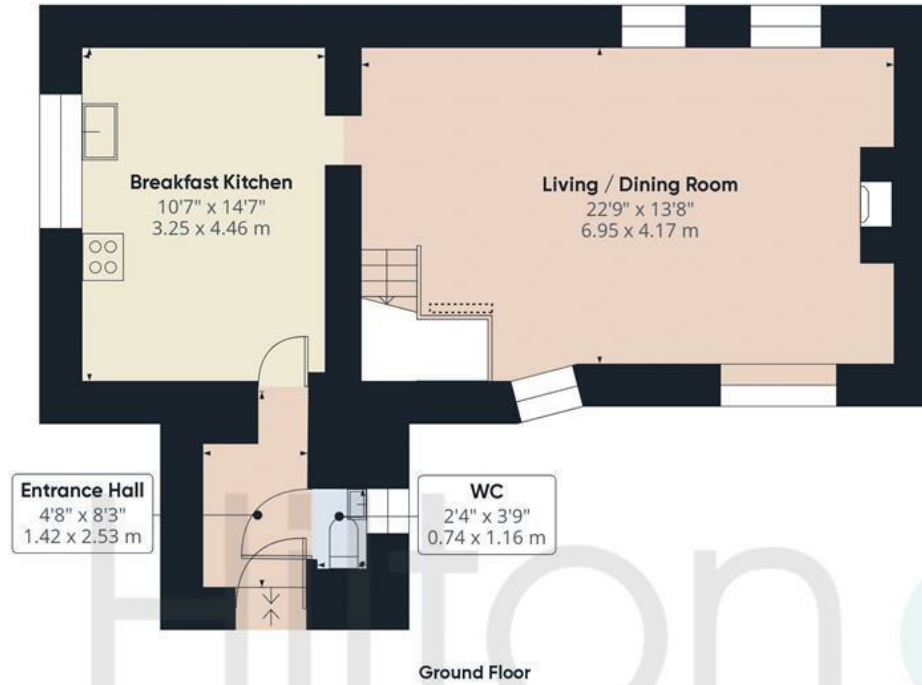


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OUTSIDE

Externally to the front and side elevation you will find an Indian Stone flagged patio with ample space for garden furniture where you can sit back and relax overlooking the Skirden Beck river in front. To the rear elevation is an enclosed lawned garden. Perfect for use during the Spring / Summer months.



Approximate total area⁽¹⁾
952.03 ft²
88.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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