

OLD SCHOOL COTTAGE
SETTLE ROAD
BOLTON-BY-BOWLAND
BB7 4NU



Offers over £400,000



- Stonebuilt detached house
- 3 bedrooms
- Lovely location with river views
- Open-plan lounge & dining area
- Modern kitchen with island unit
- Air source underfloor heating
- Ample private parking
- 96m² (1035 sq ft) approx.

A stunning detached stonebuilt property which was converted in 2016 and is situated in this idyllic location within a small cluster of houses in this rural setting with beautiful outlooks across Skirden Beck.

The house has an entrance hallway with 2-piece cloakroom, a dining kitchen with island unit and a range of appliances plus a lovely open-plan lounge and dining area with log burner and feature wood flooring. Upstairs there are three bedrooms, the master has a fitted shower, plus there is a modern contemporary 3-piece bathroom. Outside there is a gravelled driveway providing ample parking plus east and south facing patio areas with outlooks across the Beck. The house offers modern accommodation with underfloor heating powered by an air source heat pump, double glazing and modern fittings throughout.

Old School Cottage is set in a beautiful rural location which is around 1.75 miles from Bolton-by-Bowland village where you can find the Coach and Horses Public House and Bolton-by-Bowland Primary School.

LOCATION: From Sawley, cross the river and follow the road signposted Bolton-by-Bowland for approximately 2 miles. Take the second left after the Copy Nook towards Tosside. Proceed straight on for 1.5 miles and the house can be found on the right-hand side just before the bridge.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With recessed spotlighting and wooden flooring.

CLOAKROOM: Modern 2-piece suite comprising low-suite w.c. with concealed cistern and push button flush and wall-hung hand washbasin with chrome mixer tap, feature tiled wall, stone windowsill and wooden flooring.

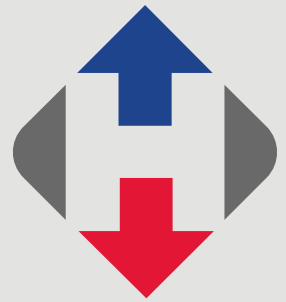
KITCHEN: 3.2m x 4.3m (10'6" x 14'2"); with a modern contemporary range of grey gloss wall and base units with complementary dark granite work surface and splashback, one bowl sink unit with chrome mixer tap and draining board carved into the granite, double electric oven, 4-ring induction hob with modern extractor over, integrated fridge-freezer, plumbing for a washing

machine, recessed spotlighting, central island unit with granite work surface, television point and wooden flooring with underfloor heating.

OPEN-PLAN LIVING AND DINING AREA: 7.0m x 4.3m (22'10" x 14'0");

Lounge Area: With windows to front and rear elevation and opening onto side patio, feature fireplace housing cast iron multi-fuel stove with stone hearth and mantel, television point and wooden flooring.

Dining Area: With wooden flooring, feature contemporary return staircase off to first floor with glass balustrade and understairs storage.





FIRST FLOOR:

LANDING:

MASTER BEDROOM: 3.3m x 4.3m (10'9" x 14'1"); with recessed spotlighting and built-in shower enclosure with fitted shower.

BEDROOM TWO: 3.6m x 4.3m (11'9" x 14'0"); with windows to 3 elevations and recessed spotlighting.

BEDROOM THREE: 3.3m x 1.6m (10'8" x 5'1").

BATHROOM: With a modern 3-piece white suite comprising a low suite w.c., wall hung vanity wash-hand basin with storage drawer under and wall-mounted chrome mixer tap over, panelled bath with handheld shower and thermostatic shower over, tiled walls and a vanity mirror with LED lighting and recessed spotlighting.

OUTSIDE: The gravel driveway can be accessed from the gates on the road or through the access tunnel from the neighbouring properties. The driveway provides ample parking for 3-4 cars. Situated to the front of the property is a good-sized south-facing stone paved patio area which

extends to the side of the property with outlooks across Skirden Beck.

To the rear of the property is an enclosed garden area with stone boundary wall and timber boundary fence.

HEATING: Air source heat pump with underfloor heating system complemented by double glazing.

SERVICES: Mains electric and water are connected. The property has a shared private drainage system. Gas is not available in this location.

TENURE: Freehold.

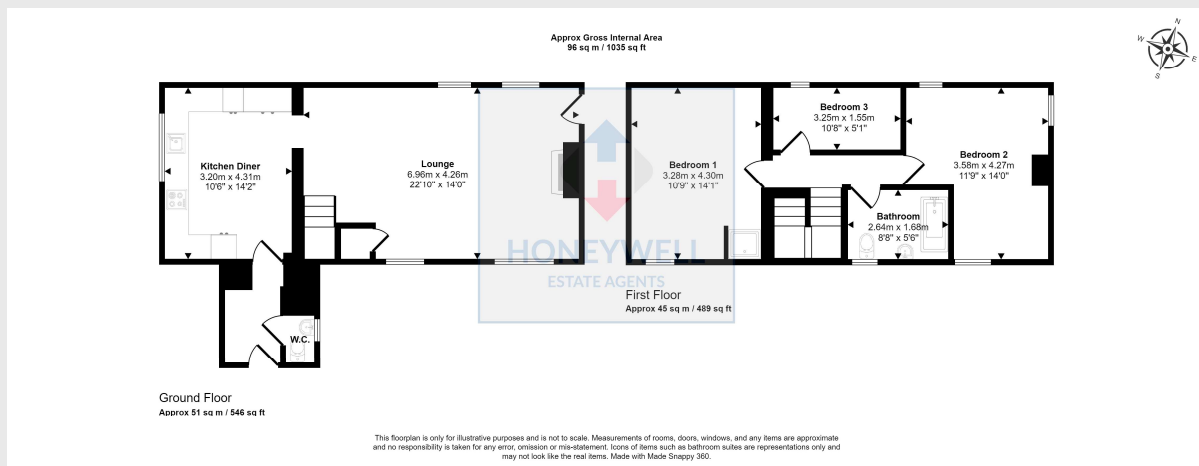
COUNCIL TAX BAND E.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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