



Inner Lodge Brookside, Holden  
Bolton By Bowland

Chain Free £515,000

“Chocolate box” in every sense of the word, this truly exceptional period cottage enjoys a delightful position on the gated private drive to Holden Clough. Having previously undergone a major restoration and refurbishment programme, it is offered for sale with no upward chain. Enjoying an idyllic leafy location, safely above the babbling waters of Holden Beck. It offers superbly presented accommodation with quality fixtures and fittings. Semi-detached, the generously proportioned accommodation briefly comprises ground floor: lounge with a log burner, kitchen diner, boot room, utility room, bathroom. First floor: three excellent bedrooms and a further bathroom. Pleasant gardens and private parking for three cars. (1,209 sq ft/112.3 sq m approx/EPC: E).

Beautifully tucked away and out of sight.



# Inner Lodge 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 the 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 turn immediate right before the Beck bridge. Inner Lodge is the fifth property on the right-hand side, just beyond the gates.

## Services

Mains supplies of electricity and drainage. Spring fed pressurised water with a filtration system. Oil fired central heating from an external boiler to column radiators. Hot water is stored in a cylinder with an additional electric immersion heater. Council tax payable to RVBC Band E. Freehold tenure.

## Additional Features

The property has painted wood double glazed windows, oak veneered internal doors, LED downlighting and an alarm system.

## Location

An undeniably beautiful part of the Ribble Valley within a ten minute drive of Clitheroe. There are primary schools in Bolton by Bowland, Chatburn and Grindleton plus Bowland High School some five minutes away. You don't have to travel far to reach some excellent pub restaurants in Bolton by Bowland, Grindleton, Waddington, Sawley and Chatburn.

## Accommodation

With two south west facing casement windows the lounge is a lovely light and relaxing room with a pleasant aspect beyond the drive. A generously proportioned room with plenty of space for large furniture and a charming seating nook created beneath the staircase with a cushioned storage trunk and a concealed bookshelf. Sat on a smooth stone hearth, a Dunsley glass door log burner; perfect for keeping you snug and toasty in the colder months. With painted cabinetry along two walls and windows on two of its elevations, the splendid kitchen diner allows you to dine and entertain in style. The ever popular Shaker style is paired with quartz marble effect counters and metro-style tiling. There is a Blanco under-counter sink and a flexible hose "chef's" mixer tap, continuing the stainless steel theme of the Smeg twin oven/induction hob cooker; above it an Elica extractor filter. The Neff dishwasher and fridge are integrated. The floor is covered in a pleasing planked effect flooring which continues into the lounge. Next to the kitchen is a boot room also with external access providing plenty of space for coats, boots and shoes. The tiled floor continues into the utility/plant room where you'll also find a washer dryer, freezer and a radiator making this a great drying room. The first of two house bathrooms is located on the ground floor. With a distinctive Art Deco theme, it offers a truly original take of this stylish 1930s era. The walls are fully tiled in the popular Metro style, the floors also tiled. Three-piece, it comprises a shower tray with a glass screen and a Mira thermostatic shower with both a fixed head rainfall shower and a hand-held wand. A concealed cistern wall hung wc and a washbasin with a Pegler wall mounted tap. Positioned just where you'd want it, a chromed ladder radiator.

The first floor landing runs along the rear of the property providing access to each of the three bedrooms and bathroom. There is also a cupboard housing the hot water cylinder. Each bedroom has a front facing window and bedrooms 1 and 2 have painted wood panelling behind the bed-head; bedroom 3 has a built-in cupboard. The sumptuous three-piece bathroom features Heritage sanitaryware with Hemsworth 1899 chromed taps, consisting of a semi-pedestal washbasin resting on a chromed stand, mid-flush wc and a roll-top bath resting on exposed clawed feet. There is a hand-held mixer tap shower and a thermostatic valve with a fixed head and glazed screen. Floor and walls are tiled, the walls in a distinctive marbled Metro tile. Towels warm on a chromed ladder radiator and there is a shaver socket, wall mirror and a fixed shelf. A super Edwardian themed bathroom.

## Outside

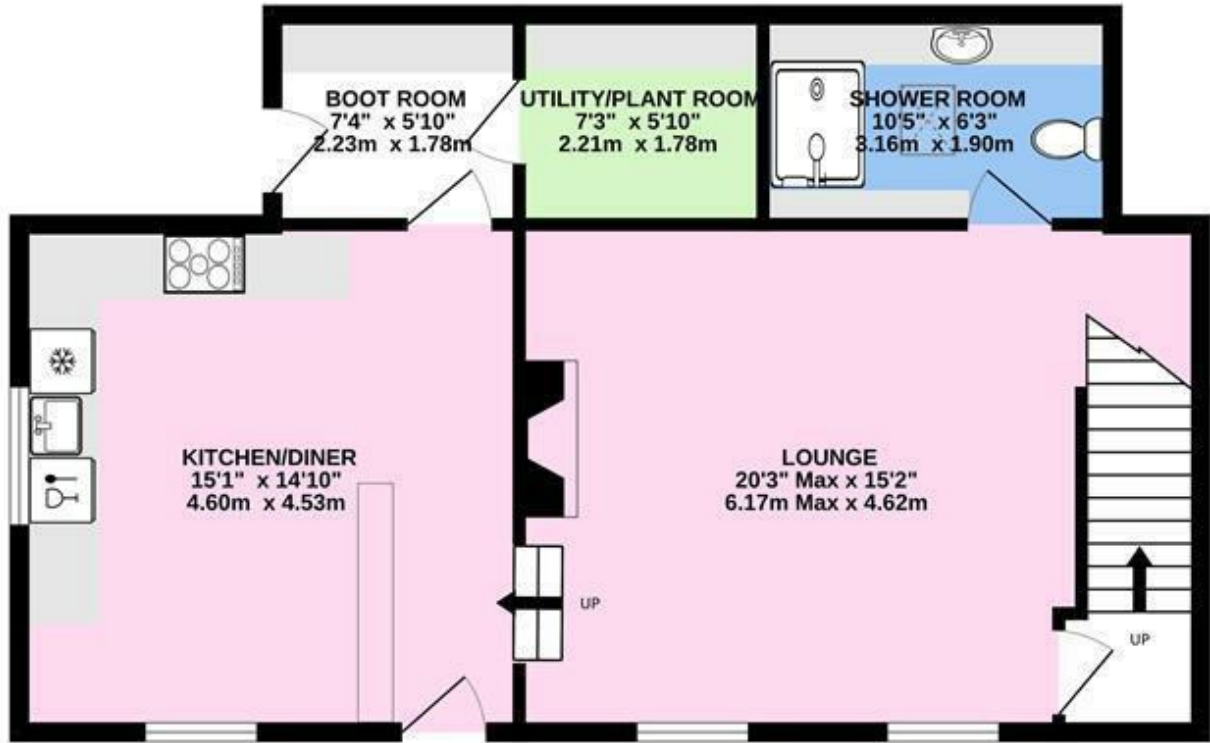
Approached over a private tarmac drive, the property enjoys a wide pebbled curtilage comfortably providing parking for three cars. Behind the dwarf stone wall is an area for your patio furniture; an enticing place for an alfresco occasion. A footpath leads to the rear terrace which includes a timber shed and a two-person hot tub. You'll find a veritable assortment of plants and shrubs including honeysuckle, climbing rose and box hedging.

An absolutely wonderful home. Viewing is strongly recommended. NO UPWARD CHAIN.

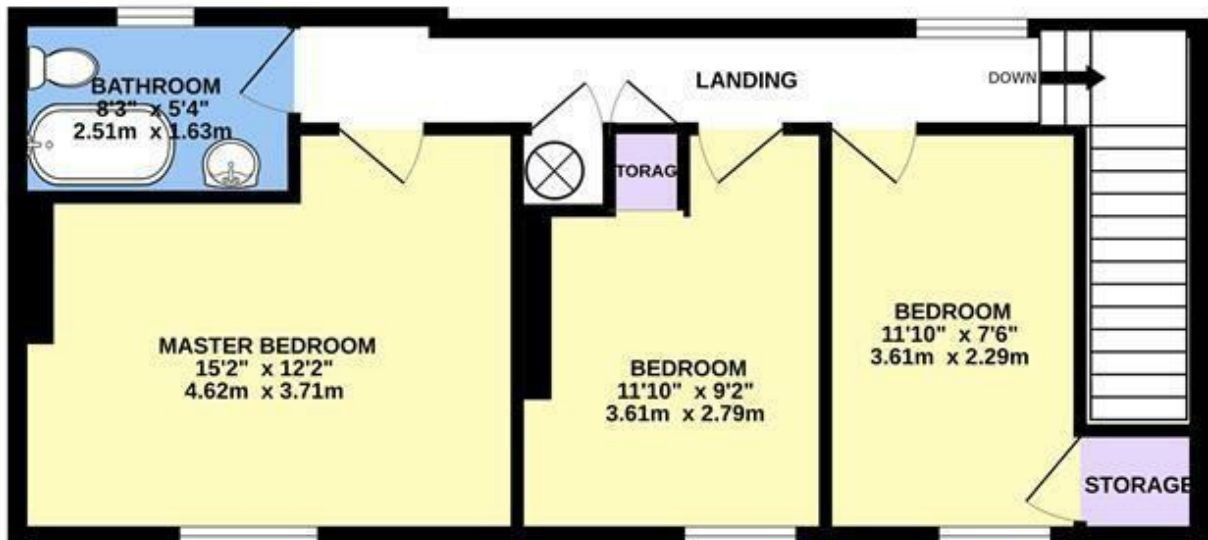
## Viewing

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

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



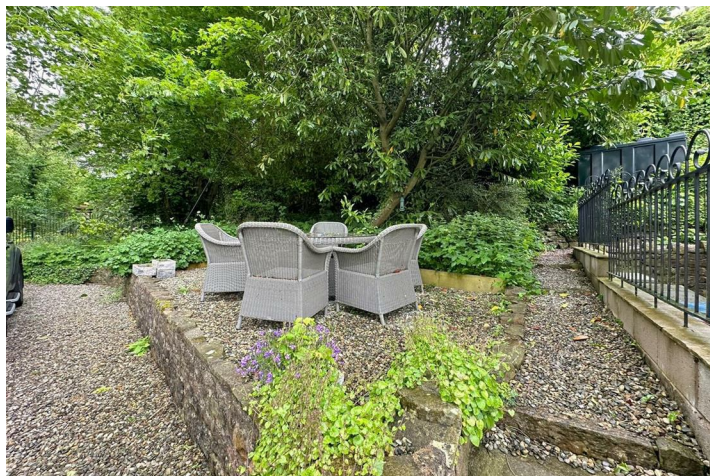
1ST FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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