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Holden, Bolton-By-Bowland, Ribble Valley BB7  
£599,950



“Chocolate box” in every sense, this truly exceptional Grade II listed cottage enjoys a picturesque setting in Holden, Bolton-by-Bowland. Previously subject to an extensive restoration and refurbishment, including a hayloft conversion creating split-level living, this three-bedroom home is set on a generous plot with breathtaking rear views. Nestled in a tranquil, leafy spot safely above the babbling Holden Beck and Scarloom Waterfall, the property offers beautifully presented accommodation with high-quality fixtures and fittings throughout.

Semi-detached and generously proportioned, the accommodation briefly comprises: ground floor entrance vestibule, hallway, kitchen/diner, and living room. The first floor features a spacious landing leading to three double bedrooms and a family bathroom. Outside, there is driveway parking for two vehicles, extensive side gardens with patios, seating areas, stone-built stores, a substantial timber shed, and far-reaching views towards Pendle Hill.

The cottage retains a wealth of character features, including flagstone floors, mullioned windows with deep stone sills, traditional pitch pine and oak joinery, exposed beams and trusses, charming fireplaces, and a large south-facing garden. Early viewing is strongly recommended to fully appreciate all that this enchanting home has to offer.

Located in the scenic village of Holden, within Bolton-by-Bowland and the Forest of Bowland—an 803 sq km Area of Outstanding Natural Beauty spanning parts of Yorkshire and Lancashire—the area combines rural peace with accessibility. The village is home to the popular Holden Clough Nurseries and the Coach & Horses, a well-regarded pub and tearoom. Residents enjoy immediate access to riverside and woodland walks, with nearby villages like Chatburn and Slaidburn adding to the local charm. Clitheroe, 16 minutes south, offers a vibrant farmers' market, while Skipton, 25 minutes east, provides a broader range of shops, restaurants, and supermarkets. The area is served by well-regarded schools, and rail services from Preston reach London in just over two hours. Rich in history, Bolton-by-Bowland features in the Domesday Book and retains its heritage with village greens, a 13th-century market cross, and the atmospheric ruins of nearby Sawley Abbey.

Internally, a substantial timber door opens into a welcoming entrance vestibule with access to the hallway and a glazed internal window offering a view into the lounge. The spacious hall showcases a beautifully crafted U-shaped staircase, a decorative stone fireplace, and doors leading to the kitchen/diner and living room. The living room is a warm, inviting space with a large stone fireplace featuring an oak mantle and log-burning stove, exposed beams, panelled walls, and dual-aspect windows providing abundant natural light.

A small inner hallway off the entrance hall with external stable door access leads down to a charming L-shaped staircase down to the kitchen/diner. This space features tiled flooring, Shaker-style base and wall units with chestnut worktops, dual Belfast sinks, a Rangemaster induction cooker with four oven drawers, cast iron radiators, space and plumbing for a washing machine and dishwasher, under-stair storage, and ample room for a dining table. There is also space for a fridge/freezer.

Upstairs, an open mezzanine landing gives access to three well-proportioned double bedrooms and the family bathroom. The principal bedroom, mirroring the kitchen/diner's split-level layout, features a vaulted ceiling with exposed beams and trusses, panoramic windows, and stunning southerly views of open countryside. Bedrooms two and three also accommodate double beds and include charming alcove storage areas. The four-piece family bathroom offers period character, with Victorian-style fittings including a panelled bath, walk-in mains shower, high-level WC, and a large pedestal basin.

Externally, the cottage is surrounded by thoughtfully landscaped gardens. To the side, paved and gravelled seating areas are complemented by two stone stores (with power) and one housing the oil tank, a large lawn, and a substantial timber shed—currently used for storage but ideal as a garden room or outdoor kitchen. The gardens enjoy panoramic countryside views and benefit from sunlight throughout the day. Stone steps lead down to the cobbled driveway, offering off-road parking for two vehicles, and a walled front garden adds further privacy and kerb appeal.

## Services

Oil fired central heating, mains electricity, mains water, mains drains.

## Tenure

We understand from the owners to be TBC.

## Council Tax

Band E.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## Money-Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

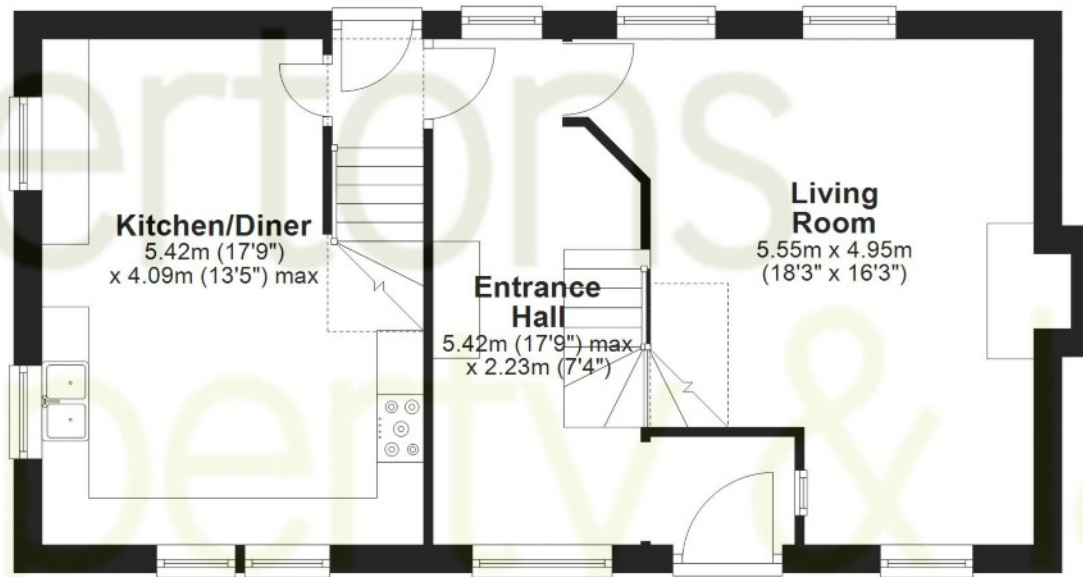
We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)



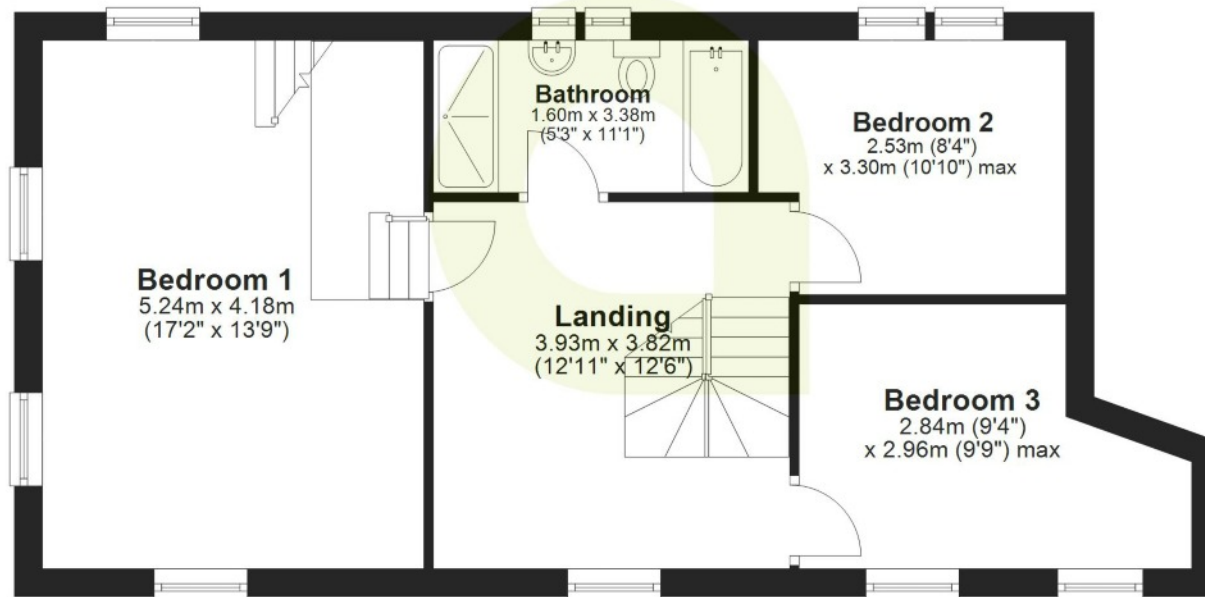
## Ground Floor

Approx. 57.6 sq. metres (620.2 sq. feet)



## First Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



Total area: approx. 120.0 sq. metres (1291.3 sq. feet)







