

Pompian Brow, Bretherton

PR26 9AQ





Bow Cottage is a delightful individual property with c 2,300 square feet of versatile accommodation, four double bedrooms, beautiful views over to Winter Hill and the Lancashire Pennines and the potential for an annex. The gravelled driveway offers ample parking for up to six vehicles including a caravan or motorhome and an Indian stone pathway leads through the private front garden with lawn surrounded by mature hedging and planting including an apple tree, to the main entrance. Step into the welcoming hallway with built in storage and Karndean flooring which runs through much of the ground floor, and from there to the living room with windows to two elevations and multifuel stove to keep you nice and cosy. To the rear, the heart of the home has plenty of space for both dining and comfortable furniture with bifolding and patio doors out with electric somfy blinds. The kitchen comprises a range of wall and base units with central island and Silestone top and breakfast bar with integrity sink, integrated dishwasher and space for additional appliances. A door leads to the separate utility/boot room, perfect for decanting muddy children and dogs. A hobby room/studio opens to the home office which, combined could operate as an independent annex, bedroom four is currently enjoying life as a large playroom, and, completing the ground floor accommodation is a bathroom comprising bath, wc with high cistern, wash hand basin and ladder heated towel rail. Step outside onto the upper terrace and enjoy the tranquillity of the setting and the view. The lower terrace has a purpose built pizza oven, food preparation area and Belfast sink, and courtesy door to the detached garage. Stroll down the lawn past the greenhouse and childrens play area, to the enclosed lily pond adjacent to the insulated summerhouse with veranda, power and wood burning stove.





Just across the lawn is the very private evening deck area, the perfect place in which to relax and entertain. Back inside, stairs lead to the first floor landing with bedroom one to the rear having vaulted ceiling and balcony so that you can take in those lovely views. Bedroom three also benefits from the views to the rear with bedroom two to the front having lots to offer. The elegant bathroom comprises rainfall mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. With attention to detail through including Honeywell Evohome smart heating system, CCTV, bespoke wooden shutters in bedrooms one and two, and both loft and eaves storage.

- Spacious individual property
- Four double bedrooms
- c2,300 square feet of versatile accommodation
- Beautiful views to the rear
- Large gardens
- Video and virtual tour



HOME  TRUTHS

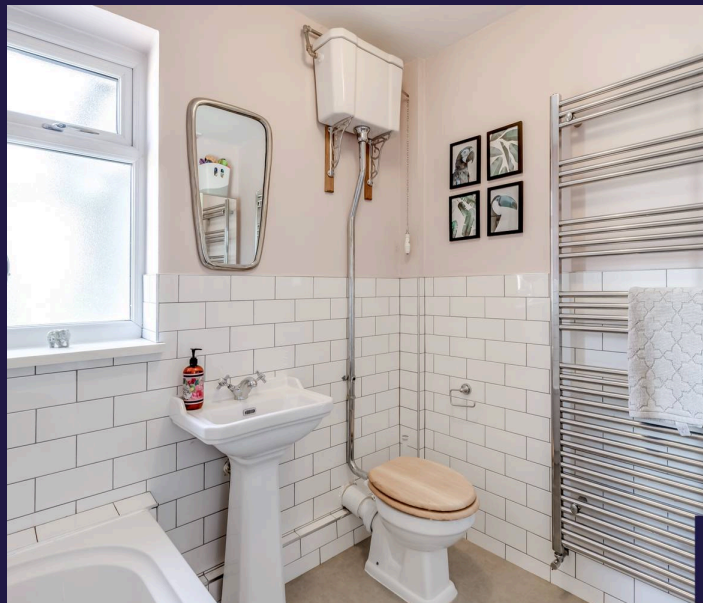
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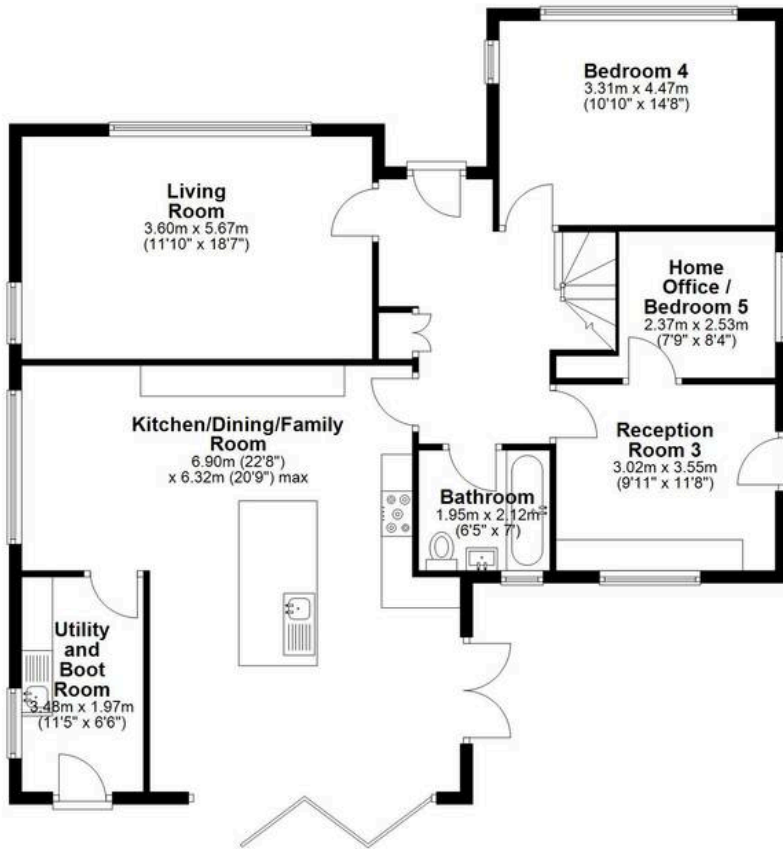
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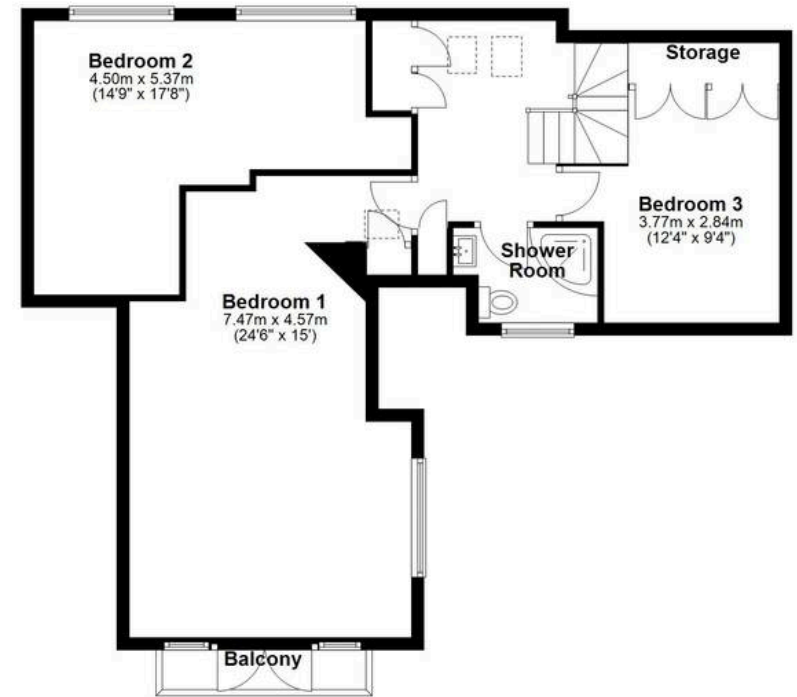
### Ground Floor

Approx. 133.8 sq. metres (1440.3 sq. feet)



### First Floor

Approx. 77.7 sq. metres (836.4 sq. feet)



Total area: approx. 211.5 sq. metres (2276.7 sq. feet)