



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Primrose Cottage, 4 Main Street, Bolton By Bowland, BB7 4NW

£335,000

A QUIANT AND CHARACTERFUL, GRADE II LISTED, TWO BEDROOM COTTAGE IN AN IDYLIC LOCATION!

Built in the late 1600s and situated in the heart of Bolton By Bowland, a popular Ribble Valley Village, stands this immaculately presented, two bedroomed restored cottage! With an abundance of character features flowing throughout, including substantial beams and surprisingly spacious rooms, the property is the perfect rural retreat for any down sizing couple, or young family. With exceptional gardens, open views over the rolling countryside, neutral decoration and no chain delay, this property is the perfect home not to be missed! Situated conveniently close to the village pub which boasts high end dining, bus routes, local schools and amenities, as well as network links to Skipton, Gisburn, Clitheroe and major motorway links.

The property comprises briefly; An original solid wood door leads through to a generously sized reception room. The reception room houses an enviable multifuel fireplace, unique wooden staircase to the first floor and a door leading to a dining kitchen. To the first floor, the property features two double bedrooms and a three piece shower room suite. Externally, to the rear, you will find a lengthy, south facing, laid to lawn garden with a number of out buildings which provide ample storage and utility space. From a patio at the foot of the garden you can appreciate a spectacular view over open fields.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Primrose Cottage, 4 Main Street, Bolton By Bowland, BB7 4NW

£335,000



- Charming Terraced Cottage
- Contemporary Fitted Kitchen
- Enclosed South Facing Rear Garden
- EPC Rating C
- Two Bright Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Shower Room
- Original Features
- Council Tax Band C

Ground Floor

Reception Room

16'5 x 15'4 (5.00m x 4.67m)

Hardwood front door, two original hardwood single glazed windows, central heating radiator, exposed wooden beams, integrated windowsill seating, cast iron multifuel burner with stone hearth and surround, exposed stone feature wall, television point, wood flooring, stairs to first floor and two hardwood doors to kitchen/dining area.

Kitchen/Dining Area

16'5 x 9'1 (5.00m x 2.77m)

Two hardwood double glazed windows, central heating radiator, exposed wooden beams, range of hardwood base units with granite effect worktops, tiled splashback, ceramic Belfast sink with mixer tap, three door Rangemaster cooker with six ring gas hob and extractor hood, integrated Rangemaster extractor hood, space for fridge freezer, plumbing for dishwasher, exposed stone feature wall and hardwood double glazed door to rear.

First Floor

Landing

7'7 x 4'5 (2.31m x 1.35m)

Hardwood doors leading to two bedrooms, shower room and storage cupboard.

Bedroom One

16'5 x 15'4 (5.00m x 4.67m)

Four original hardwood single glazed windows, central heating radiator, exposed wooden beams, original fireplace, storage cupboard and wood flooring.

Bedroom Two

12'2 x 9'1 (3.71m x 2.77m)

Hardwood double glazed window, central heating radiator and exposed wooden beams.

Shower Room

7'8 x 5'9 (2.34m x 1.75m)

Hardwood double glazed window, central heated towel rail, double direct feed rainfall shower with rinse head, pedestal wash basin with traditional taps, dual flush WC, fully tiled elevations, exposed wooden beams, spotlights, LED illuminated mirror and wood flooring.

Exterior

Rear

Enclosed garden with laid to lawn, concrete paving, bedding areas, storage cupboard, utility cupboard with plumbing for washing machine and boiler cupboard.



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