



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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King Henry Mews, Bolton By Bowland, BB7 4NR

Offers Over £479,950

A CHARMING THREE BEDROOM HOME IN A STUNNING SETTING

Nestled in the picturesque countryside of Bolton by Bowland, King Henry's Mews offers a unique blend of history and modern living. King Henry's Mews in Bolton-by-Bowland is a residential development established in the 1990s, occupying the historic grounds of the former Bolton Hall. This once-grand estate famously sheltered King Henry VI in 1464, during his flight following the Battle of Hexham. Though the hall itself was demolished in the 1950s, its legacy lives on in the Mews, which now encompasses the reputed site of King Henry's Well—a natural spring said to have been discovered by the King during his stay. This charming end-terrace house, boasts an impressive 1,464 square feet of living space spread over three floors. With three well-proportioned bedrooms and two inviting reception rooms, this home is perfect for families or those seeking extra space.

The property has been thoughtfully designed to retain its traditional character while incorporating stylish decor and contemporary kitchen and bathroom fixtures. The result is a home that feels both welcoming and sophisticated. The location is particularly appealing, as it provides a tranquil retreat surrounded by stunning natural beauty, yet remains conveniently close to the vibrant towns of Settle, Skipton, and Clitheroe.

Residents of King Henry's Mews can also enjoy the delightful surrounding grounds, which are often visited by local wildlife, including pheasants and deer. This enchanting setting not only enhances the charm of the property but also offers a wonderful opportunity for outdoor enthusiasts to explore the beautiful countryside.

In summary, this deceptively spacious home in King Henry's Mews is a rare find, combining historical significance with modern comforts in a serene location. It is an ideal choice for those looking to embrace a peaceful lifestyle while still having access to nearby amenities.

King Henry Mews, Bolton By Bowland, BB7 4NR

Offers Over £479,950

 3  2  2  E

- Charming 1900s End Terrace Property
- Spread Across Three Floors
- Communal Grounds and Parking
- EPC Rating E
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Two Bathrooms
- Low Maintenance Courtyard
- Council Tax Band F

Ground Floor

Entrance Hall

6'7 x 4'6 (2.01m x 1.37m)
Hardwood double glazed front door, central heating radiator, stone elevation, tiled flooring, doors leading to WC and reception room two.

WC

5'1 x 3'11 (1.55m x 1.19m)
Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, extractor fan and tiled flooring.

Reception Room Two

17'8 x 8'6 (5.38m x 2.59m)
Hardwood double glazed window, central heating radiator, exposed beams, Kamdean flooring with underfloor heating, open to reception room one and open to kitchen.

Reception Room One

22'7 x 10'4 (6.88m x 3.15m)
Two hardwood double glazed windows, two central heating radiators, exposed beams, log burner, Kamdean flooring with under floor heating, under stairs storage and stairs to first floor.

Kitchen

13'7 x 13'6 (4.14m x 4.11m)
Three hardwood double glazed windows with remote control blinds, Velux window, central heating radiator, range of panelled wall and base units with two larger cupboards and Quartz work surfaces, breakfast bar, Esse range cooker with one hot plate and halogen hob, two hot plates, extractor fan, Quartz splashback, inset ceramic one and a half bowl sink with integrated draining ridges, mixer tap and hot water tap, integrated dishwasher, integrated washing machine, space for American-style fridge freezer, Kamdean flooring, spotlights and hardwood double glazed door to courtyard.

First Floor

Landing

Central heating radiator, vaulted ceiling with Velux window, exposed beams, door to boiler cupboard and further landing.

Further Landing

Spotlights, doors leading to two bedrooms, bathroom and study.

Bedroom Two

13'5 x 8'10 (4.09m x 2.69m)
Hardwood double glazed window, central heating radiator, smoke detector, spotlights and hardwood door to stairs to courtyard.

Bedroom Three

10'5 x 8'4 (3.18m x 2.54m)
Hardwood double glazed window, central heating radiator, exposed beams and two feature wall lights.

Bathroom

6'0 x 5'5 (1.83m x 1.65m)
Central heated towel rail, dual flush plate WC, illuminated vanity unit with top wash basin with mixer tap, panel bath with Hansgrohe mixer tap and shower head, extractor fan, spotlights, tiled elevations, recessed shelving and tiled flooring.

Study/Dressing room

9'8 x 9'0 (2.95m x 2.74m)
Hardwood double glazed window, central heating radiator, smoke detector, door to store and stairs to second floor.

Store

13'0 x 4'3 (3.96m x 1.30m)
Central heating radiator, fitted hanging rails and drawers.

Second Floor

Bedroom One

16'4 x 9'0 (4.98m x 2.74m)
Hardwood double glazed window, Velux window, central heating radiator, exposed beams, exposed stone elevation and door to en suite.

En Suite

10'5 x 9'6 (3.18m x 2.90m)
Two Velux windows, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double Jacuzzi bath with mixer tap and overhead direct feed shower, exposed beams, partially tiled elevation and Kamdean flooring.

External

Private courtyard to side with paving, steps to first floor, use of communal grounds and two allocated parking spaces.



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