



Fir Tree Cottage, Riding Gate, Bolton
£240,000

Miller Metcalfe
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13 Top O Th Brow Riding Gate

Bolton

Introducing 'Fir Tree Cottage' Nestled in an idyllic countryside setting, this delightful two-bedroom end stone cottage offers a rare opportunity to acquire a characterful home that seamlessly blends period charm with comfortable modern living. The property is offered with no onward chain and freehold tenure and is situated in a Conservation area. It is perfect for those seeking a peaceful retreat while remaining within easy reach of local amenities and transport links. The cottage boasts a wealth of original features, including exposed stonework, beamed ceilings, and traditional fireplaces, which create a warm and inviting atmosphere throughout. The accommodation comprises a welcoming reception room, spacious living area ideal for relaxing or entertaining guests. The Granite kitchen is thoughtfully designed and features quality fittings, ample storage, and room for dining. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, each benefitting from charming views of the surrounding countryside and plenty of natural light. A well-appointed bathroom completes the internal layout, offering modern fixtures while retaining the cottage's timeless appeal. Practical benefits include a dedicated parking space on the cobbled driveway to the front of the property (a valuable asset in such a sought-after rural location), efficient heating, and double glazing for year-round comfort. This enchanting cottage presents an exceptional opportunity for first-time buyers, downsizers, or those looking for a weekend getaway in a picturesque rural environment. Viewing is highly recommended to fully appreciate the unique character and tranquil setting of this beautiful home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

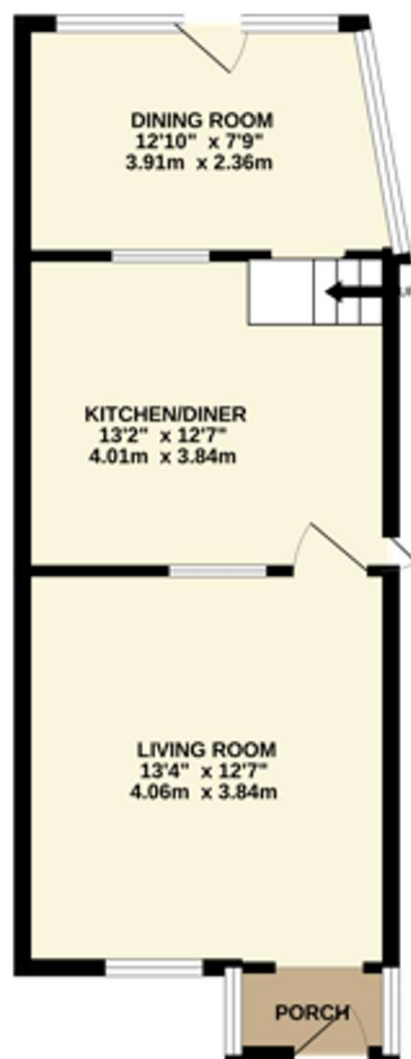




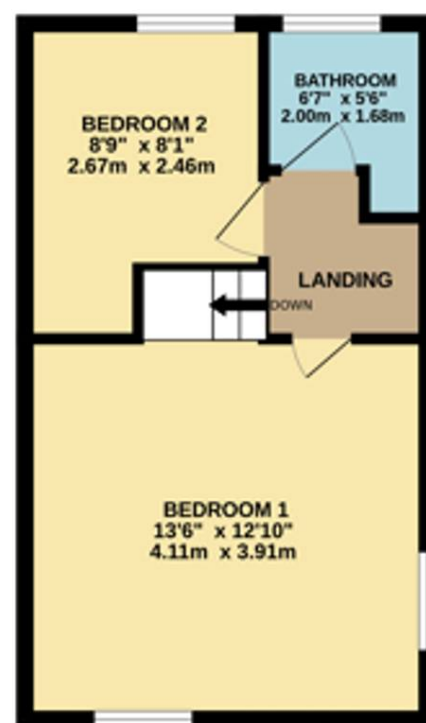




GROUND FLOOR
409 sq ft. (38.0 sq m.) approx.



1ST FLOOR
218 sq ft. (20.3 sq m.) approx.



TOTAL FLOOR AREA : 727 sq ft. (67.5 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 misstatement. 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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