



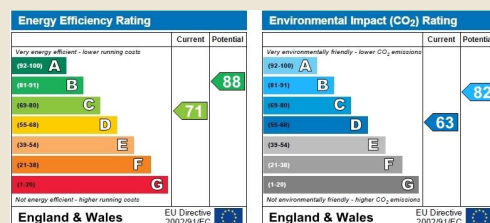
Stocks House, Bolton By Bowland

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- Idyllic Location
- Semi-Detached Family Home
- Four Bedrooms
- Stunning Fitted Dining Kitchen
- Lounge and Dining Room
- Rear and Side Garden
- Dedicated Parking
- Private Road to Front of Property
- Building of Landscape Merit
- Immaculate Presentation
- In a Conservation Area in an Area of Natural Beauty

Viewing: By appointment via the agent:

01200 422824



Introduction

**** A BEAUTIFUL STONE BUILT HOME IN A DESIRABLE LOCATION ****

Stocks House is a distinctive, beautiful, stone built former reading room located in the heart of Bolton By Bowland. Overlooking Stocks Green, where the original stocks and market cross still stand. This historic and exceptional home has been fully restored by its current occupants to be in keeping with its original heritage. Dating back to 1860, this eye-catching building makes homes of two prestigious residences, one of which Keenans Estate Agents are pleased to introduce to the market. Internally, having been finished to a contemporary, high-class standard throughout, this remarkable home comprises briefly - The original fully restored solid wood front entrance door which leads to a front facing reception room, boasting stone mullion windows, multi-fuel burning stove and providing access to the first floor and kitchen. The kitchen has been installed professionally and boasts a high gloss finish alongside an array of integrated Neff appliances with LED mood lighting. Through the kitchen you will reach the dining room which incorporates extract living area. There also a downstairs WC, and utility room. To the first floor you are greeted with a striking showcase landing, which provides access to four double bedrooms, a family bathroom suite and a separate wet room facility. Externally the property boasts an exceptional, laid to lawn garden. To the front of the property are flower borders and a private road which abuts the village green. Looking for your taste of the Ribble Valley and life of luxury in an idyllically pleasing location? Look no further! Call our Clitheroe office on 01200 422824 for more information.

Ground Floor

Reception Room One

5.94m x 5.56m (19'6 x 18'3) Solid wood panelled original entrance door, Crittall Heritage double glazed aluminium windows set in original stone mullions. Deep set sill, central heating radiator, cast iron multi-fuel burner with York stone fire surround and base with open brick built chimney breast inset complete with lighting. Spotlights and exposed beams to ceiling, television point, Internet point, under stairs storage, split level return staircase to first floor, telephone point, Karndean flooring and solid oak door to kitchen.

Kitchen

5.33m x 4.47m (17'6 x 14'8) Rational fitted kitchen, a range of high gloss cream and wood grain units with solid Silestone surfaces incorporating antibacterial components, two aluminium framed double glazed mullion windows, integrated Neff appliances including dishwasher, double oven/microwave, induction hob, plate warmer, American style fridge/freezer, Blanco inset stainless steel sink with chrome mixer tap, kitchen island incorporating units with three dining lights above and spotlights to the ceiling with LED multi-changing spots, wood framed window about sink, radiator and plinth heaters, television point, under unit lighting, Karndean flooring and open to dining room.

Dining Room (with extra living area)

5.97m x 2.36m + 3.81m x 2.64m maximum (19'7 x 7'9 + 12'6 x 8'8 maximum) Hardwood stable door and three double glazed windows to rear. Continued flooring, two central heating radiators, spotlights (all rooms on dimmer switches) Velux window, television point, three Internet points, three wall lights and solid oak panelled doors to WC and utility room.

WC

WC unit, counter top wash basin with high gloss vanity unit, spotlights and continued tiled flooring.

Utility Room

Plumbing for washing machine and vented for dryer. Spotlights.

First Floor

Landing

Stainless steel balustrade and toughened glass panels, central heating radiator, two wood framed double glazed windows, spotlights and wood panelled solid oak doors to all rooms.

Bedroom One

4.75m x 3.38m (15'7 x 11'1) Aluminium framed double glazed stone mullion window, smoke alarm, spotlights, television point and central heating radiator.

Bedroom Two

5.00m x 2.18m (16'5 x 7'2) Aluminium framed double glazed stone mullion window, smoke alarm, central heating radiator, loft access and television point.

Bedroom Three

4.45m x 1.75m (14'7 x 5'9) Aluminium framed double glazed stone mullion window, smoke alarm, loft access and fitted alcove storage.

Bedroom Four

4.72m x 2.21m (15'6 x 7'3) Aluminium framed double glazed stone mullion window, central heating radiator and smoke alarm.

Wet Room

Ceramic tiled elevations, slate flooring, direct feed shower with chrome drench head, spotlights and a wood framed frosted window.

Bathroom

Three piece suite comprising a deep set bath with chrome direct feed shower over and mixer taps, WC unit, counter top wash basin with vanity unit and chrome mixer taps, vanity mirror, tiled elevations and flooring, spotlights and a chrome heated towel rail.

Loft

Fully boarded, currently used for storage.

External

Rear

Laid to lawn wraparound garden with planted trees, which have a preservation order, and a lower level York stone patio.

Front

Overlooking the village green on a private road with dedicated parking.

Agents Note

Professional Dugdales AV/Network Installation.

Cat5e hardwired to every bedroom, lounge, kitchen and dining room.

HDTV in lounge.

SDTV to every bedroom, kitchen and dining room.

Fibre Optic Internet connection.

Sky television to kitchen and bedroom four with magic eye remote.

TP link switch for Internet feed to rooms.

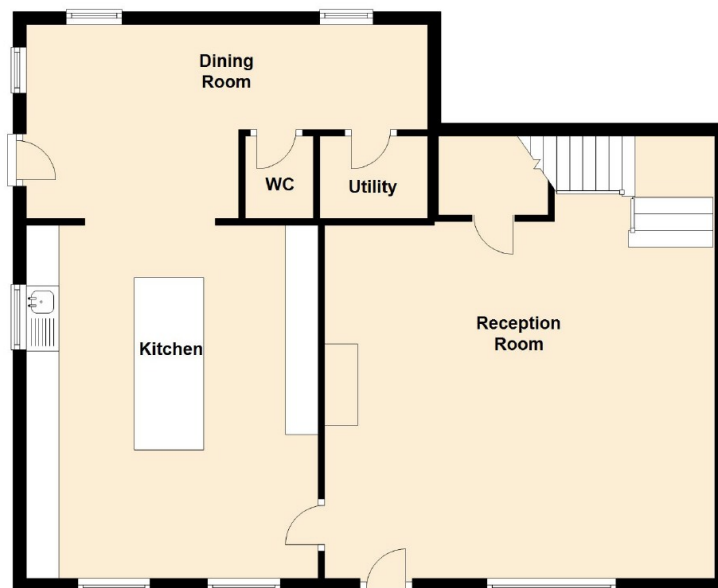
The property is oil heated and has recently undergone a complete re-wire, and benefits from a new roof, sound proofing, wall insulation and new oil tank.

The property is listed as a building of townscape merit and is in a conservation of in an Area of Natural Beauty.

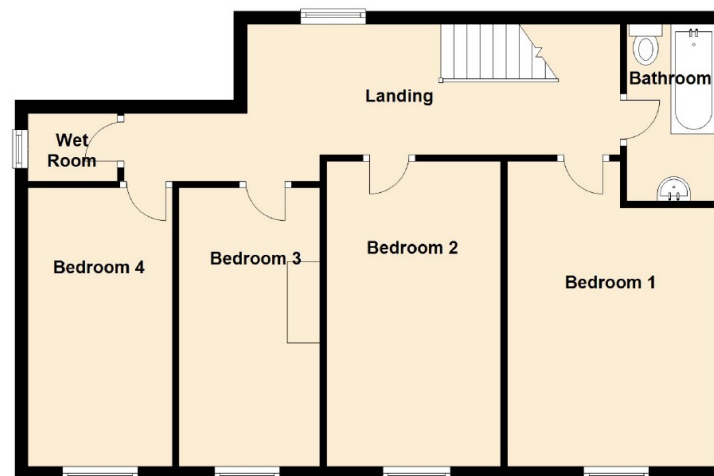
The property is freehold and Council Tax band F.



Ground Floor



First Floor



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.



