



Barrett Hill Cottage, Bolton By Bowland Offers in the region of £645,000

- Four Bedrooms
- Beautifully Presented
- Picturesque Location
- Three Acre Paddock
- Detached Garage
- Three Reception Rooms
- Ample Off-Road Parking
- En-Suite To Master With Dressing Area
- Must Be Viewed

INTRODUCTION

A CHARMING CHOCOLATE BOX HOME IN AN IDYLIC LOCATION!

Barrett Hill Cottage stands in its own beautifully manicured grounds in a picturesque and sought after Ribble Valley hamlet. Situated in the heart of Holden, within close proximity to the popular eateries and attractions of Bolton By Bowland and Sawley, as well being in the catchment area for Bowland High School and Clitheroe Royal Grammar school, the property is bursting with character and is perfectly suited to a family looking to upsize. Having been sympathetically styled throughout, with the accompaniment of beautifully restored features and cottage style fixtures and fittings, this impeccable maintained home is a credit to its current occupants. With enviable views from its outstanding tiered gardens and an additional paddock with equestrian potential, the property comprises briefly; a welcoming porch leads you to a small inner hallway. The hallway allows access to two generously sized reception rooms, the largest of which features a centre piece burning stove into a Yorkshire stone inglenook fireplace. The second, allows access to an inner hallway and to a kitchen. The kitchen is fitted with pine units and includes an AGA cooker, fitted dresser and storage! The kitchen allows through access to a cosy snug, rear hallway leading to a WC and home office. To the first floor, you will find a generous landing with doors leading to four double bedrooms and a four piece house bathroom suite. The master suite includes a dressing area and en suite facilities.

Externally, this exceptional Ribble Valley home benefits from wrap around gardens, all of which having been landscaped and tiered to take advantage of the superb surrounding views. You will find a number of sunny seating areas to the side and rear, perfect for alfresco dining and summer barbeques! To the front of the property is the parking area, planted mature beds as well as a newly renovated detached single garage.

This impressive home is sure to blow you away! Call our Clitheroe office today to find out more or to arrange a viewing.

Entrance Porch

Heavy wood panelled entrance door, wood framed triple glazed windows, slate tiled flooring.

Inner Hallway

Slate flagged flooring.

Sitting Room

21'11 x 16'6 (6.68m x 5.03m)

Wood framed triple glazed windows, central heating radiator, ornate carved stone fireplace with a Clearview multi-fuel stove and a raised hearth, feature beamed ceiling and a timber framed triple glazed door to the patio.

Dining Room

15' x 11'1 (4.57m x 3.38m)

Wood framed triple glazed window to the front, wood framed single glazed to the rear, central heating radiator, slate flagged flooring and beams to the ceiling.

Kitchen

15'1 x 15'1 (4.60m x 4.60m)

Wood framed triple glazed windows, a range of Pine freestanding and fitted furniture with granite work surfaces, an enamel Belfast sink with chrome mixer tap, an oil fired AGA in tiled recess, wood framed cupboard housing fridge freezer (fridge freezer not included), beams to the ceiling and York stone flagged flooring.

Snug Room

14'5 x 7'10 (4.39m x 2.39m)

Wood framed triple glazed windows, central heating radiator, beams to the ceiling and stone flagged flooring.

Office

8'10 x 8'4 (2.69m x 2.54m)

Wood framed triple glazed window to the rear, wood framed single glazed window to the dining room, central heating radiator, spotlights, stone flagged flooring, fitted cupboards and shelving.

Cloak Room

Wood framed triple glazed window, central heating radiator, low base WC, wash basin, part-ceramic tiled elevations and an extractor fan.

First Floor

Return Staircase: wood framed triple glazed window to the rear and under-stairs storage and cloaks area.

Landing

Velux skylight, wood framed triple glazed windows to the rear and two central heating radiators.

Bedroom One

20'5 x 15' (6.22m x 4.57m)

Wood framed triple glazed windows and a central heating radiator.

Dressing Area

Archway leading to the dressing area, wood framed triple glazed window and loft access.

En-Suite

Wood framed triple glazed window, chrome heated towel rail, three piece suite comprises: a walk in shower enclosure, low level WC, vanity wash basin and Travertine tiling.

Bedroom Two

13'10 x 12'3 (4.22m x 3.73m)

Wood framed triple glazed window, central heating radiator with cover and part panelled walls.

Bedroom Three

12'1 x 10'11 (3.68m x 3.33m)

Wood framed triple glazed window, central heating radiator with cover, fitted cupboards, shelving and part panelled walls.

Bedroom Four

11'11 x 8'9 (3.63m x 2.67m)

Wood framed triple glazed windows and a central heating radiator.

Bathroom

Wood framed triple glazed window, central heating radiator, four piece suite comprises: a wood panelled bath with a Mira shower, pedestal wash basin with tiled splash-backs, low level WC, bidet and part panelled elevations.

External

The property benefits from approximately three acres of pasture/paddock with designated access.

Front

Stone terraced garden, paved area and Yorkstone flagged parking for numerous vehicles plus off-road parking.

Garage

15'9 x 15' (4.80m x 4.57m)

Electric up and over door, mezzanine with Velux roof lights, Worcester oil fired boiler, central heating radiator, light and power.

Rear

Extensive lawned and landscaped areas with paved patios, a raised flagged barbeque and stone flagged paved areas, The property has commanding views across Holden Valley and beyond to Pendle Hill.

Agents Notes

Mains electricity, mains water, oil fired central heating, sewerage to septic tank within the curliage of the property.
Council Tax Band G.

