



Cottonwood

Smalden Lane | Bolton By Bowland | BB7 4PH

MSW HEWETSONS



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Guide Price of £630,000

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Clitheroe | BB7 4PH

A beautiful stone built barn conversion attached to an original farmhouse, situated in the Forest Of Bowland, an Area of Outstanding Natural Beauty, with high quality fixtures and fittings throughout. Offering excellent spacious family accommodation with stunning views over open farmland to Grindleton Fell.

Whilst located in a stunning rural area, the property is very accessible with Clitheroe town centre being only 15 minutes drive away for shopping and where you can access train and bus links to Blackburn, Preston and Manchester and from there, links to major airports.

Cottonwood is in the catchment area for local schools such as Bowland High, Ribblesdale, Grammar School, and is within easy travelling distances of Stonyhurst and Oakhill Colleges to name a few.

The property is kept private by electrically operated gates with an in and out flow, through the enclosed well maintained gardens and grounds.

If you are looking for peaceful and tranquil country living, viewing of this property is highly recommended.

Accommodation Comprising; **Entrance**

uPVC French doors leading to the Conservatory.

Conservatory

uPVC double-glazed windows, green 'Westland' slate flooring, fan assisted ceiling light, door leading to hall.

Hallway

Coving to ceiling, two central heating radiators, three wall lights, shelving, stairs leading to the first floor.

Lounge

Four double-glazed 'Georgian' windows, three central heating radiators, wall lights, display cabinet with illuminated shelving, beams to ceiling, fine sawn 'York' sandstone fireplace with an 18" 'Rayburn' canopy dog grate and spot lights.

Snug

Double-glazed Georgian window, central heating radiator.

Dining Room

Double-glazed 'Georgian' window, central heating radiator, wall lights, steps leading up to the dining kitchen.

Dining Kitchen

Full range of bespoke wall and base units by 'Secret Draw' of Skipton with concealed under unit lighting, polished granite work surfaces, fitted appliances including

'Lancanche Cote D'Or' Cluny dual fuel two open five ring range cooker with limestone tiled splash backs, ducted 'Formair' double extractor canopy over, 'Bosch' gourmet combination microwave oven, 'Bosch' fan assisted oven, 'Miele' dishwasher, refrigerator and freezer, double ceramic sink unit with mixer tap and pure water filter. Four 'Georgian' windows, 'Lapicida Tumbled Opus Israeli' limestone floor with electric under floor heating, spot lighting and door leading to inner Hallway.

Inner Hallway

'Lapicida Tumbled Opus Israeli' limestone floor, central heating radiator, hard wood stable door leading to the rear, doors leading to the cloakroom and utility room.

Cloakroom

Two piece 'Heritage' comprising of low level WC, wash hand basin, extractor fan, 'Lapicida Tumbled Opus Israeli' limestone floor, tiled splash backs and spot lighting.

Utility Room

Base units with laminate work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, partially tiled walls, central heating radiator, uPVC double-glazed frosted window.

Particulars of sale

Boiler Room/Boot Room

A range of fitted wall and base units, 'Worcester' oil fired high pressure central heating boiler with adjoining 'Sadia Megaflo' hot water cylinder, uPVC double-glazed frosted window and hard wood side entrance door.

First Floor

Landing

Balustrade with mahogany hand rail, two central heating radiators, 'Velux' window with an electrically operated blind, spot lights and doors leading to four bedrooms and house bathroom.

Bedroom One

Three uPVC double-glazed windows, two central heating radiators, fitted wardrobes to one wall giving access to the dressing room.

Dressing Room

Hanging cupboard and drawer space, central heating radiator and access to under eaves storage.

En-Suite

Five piece suite comprising low level WC, wash hand basin with vanity unit, panelled bath with shower attachment, shower cubicle and bidet. Partially tiled walls, towel radiator, 'Velux' window with an electrically operated blind. Spot lights and extractor fan.

Bedroom Two/Study

uPVC double-glazed window and central heating radiator.

Bedroom Three

Two uPVC double-glazed windows and two central heating radiators.

Bedroom Four

uPVC double-glazed window, spot lights, two central heating radiators plus loft access.

House Bathroom

A four piece suite by 'Secret Draw' of Skipton comprising low level WC, wash hand basin set in walnut base with champagne granite surfaces and matching walnut framed mirror with down lighting, bath with shower attachment, quadrant shower cubicle with direct feed shower and rainfall shower head, heated towel rail, tiled walls, 'Velux' window with electrically operated blind, extractor fan, ceramic tiled floors and electric under floor heating.

External

The front of the property is mainly laid to lawn with south facing aspects and adjoining open farmland. There are raised beds surrounding the garden and a large 'Indian' flagged patio area featuring a rockery with waterfall, ornamental pond and lighting.

Garage

Large double garage with electrically operated up and over doors, electric light and power, hot and cold water supply and 'Velux' window. Adjoining the garage is a stone built utility room ideal for use as a gym/office. Electric power and light installed. Also adjoining the garage and main residence is a large covered drive through area with underdrawn cedar ceiling and adjoining outside electricity and water supply.

The driveway extends to the rear of the property where there is additional parking for several vehicles.

Services

Mains electricity, mains water, shared meter and septic tank. LPG for cooking range, oil fired central heating.

Broadband available.

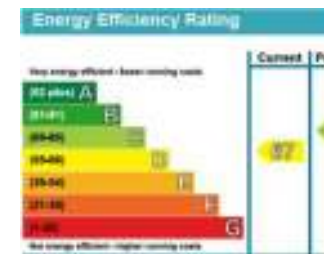
Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band G

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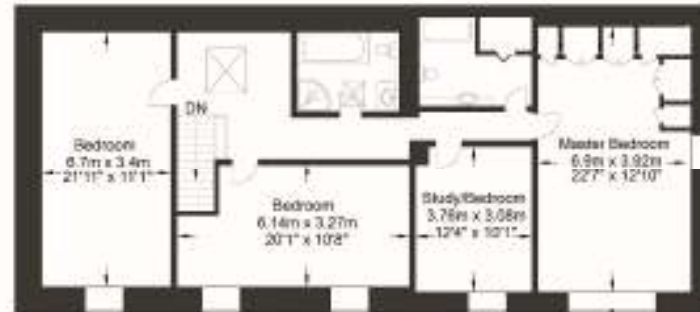


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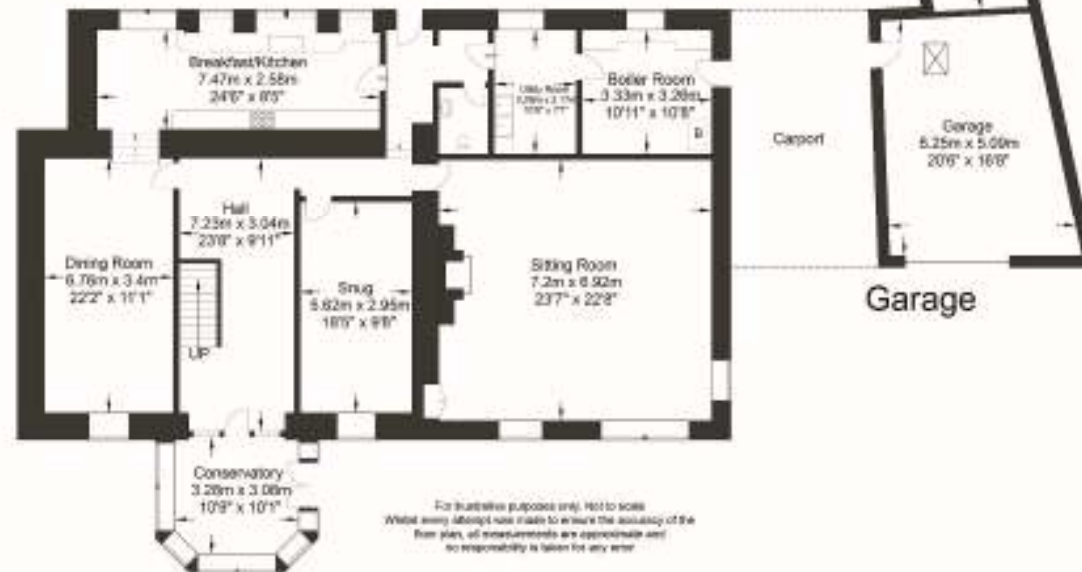
Approximate gross internal area : 301.8 sq m, 3248.54 sq ft

Garage/Carport : 71.94 sq m, 774.35 sq ft

Total : 373.74 sq m, 4022.90 sq ft



First Floor



Ground Floor









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