



Corgill Farmhouse

Holden Lane | Bolton By Bowland | BB7 4LZ

MSW HEWETSONS



Corgill Farmhouse

Guide Price of £749,995

Holden Lane | Bolton By Bowland
Clitheroe | BB7 4LZ

High quality detached stone house located in one of the most popular residential areas in the Ribble Valley. This property has the benefit of oil fired underfloor heating to both ground and first floor, this coupled with double glazing makes this an efficient, comfortable family home. The property offers four bedrooms at first floor and has two rooms on the second floor and could be used as a six bedroomed house. The property has a rural position with open views, extensive outbuildings, private gardens and a paddock.

Construction

Traditional stone built property with pitched blue slate roof supported on timber.

Accommodation comprising

Ground floor

External porch stone column and timber roof.

Reception hallway

UPVC double glazed entrance door with diamond set double glazing and side panels. Oak panelled flooring, under stairs area. Under floor heating.

Sitting room

Large sitting room with sealed unit UPVC double glazed French doors with side windows leading to rear decking and garden areas. Two additional side windows and gable window. Dressed stone Adam style carved fireplace with raised half housing with

multi fuel stove. Under floor heating. Two ceiling light points.

Breakfast Kitchen

Range of high quality oak kitchen furniture with complimentary granite work surface with decorative tiled splash backs. Built in oil fired AGA providing cooking and room heating facilities. Travertine tiles to floor, sealed unit UPVC double glazed windows to rear and gable elevation. Sealed unit double glazed entrance stable door. Built in microwave oven. Built in fridge. Built in dishwasher. Stainless steel sink unit with side sink and chrome mixer tap, low voltage lighting to ceiling.

Pantry

Floor mounted oil boiler providing central heating to all under floor heating areas and domestic hot water. Travertine tiled floor, sealed unit UPVC double glazed window,

ceiling lighting, double storage cupboards, plumbing for automatic washing machine.

Snug Room

Sealed unit UPVC double glazed window to rear elevation, timber laminate style flooring.

Cloak

Two piece suite comprising pedestal wash hand basin, low level WC, ceramic tiled flooring, half pine panelled walls, UPVC double glazed window to gable elevation, fitted storage cupboards.

First Floor

Staircase

Tradition staircase with timber balustrade handrail.

Landing

Open landing area, sealed unit UPVC double glazed window to rear elevation.

Particulars of sale

Master Bedroom

Sealed unit UPVC double glazed window to rear and gable elevations, built in oak wardrobes.

Ensuite

Comprising of shower cubicle with fitted shower, pedestal wash hand basin, low level WC, fully ceramic tiled walls and floors, UPVC double glazed window to gable elevation, ceiling lighting and extractor fan, chrome wall mounted radiator and towel rail.

Dressing Room

Built in storage cupboards and hanging, ceiling lighting.

Bedroom Two

Sealed unit UPVC double glazed window to rear elevation.

Ensuite

Low level WC, wash hand basin, ceramic tiled walls and floors, UPVC double glazed window to gable elevation, illuminated extractor to ceiling.

Cloakroom

Sealed unit UPVC double glazed window to front and gable elevation. Ceiling lighting.

Ensuite

Comprising three piece suite corner shower fitment, corner wash hand basin, low level WC, ceramic tiled walls and floors, ceiling lighting with extractor.

Bedroom Four

Sealed unit UPVC double glazed window to front elevation, ceiling lighting, built in knee-hole dresser and wardrobe.

House Bathroom

Comprising three piece suite panelled bath with chrome mixer tap, hand wash basin vanity unit with chrome mixer tap, low level WC, built in cupboards with shelving and mirror. Sealed unit UPVC double glazed window to gable elevation, ceiling lighting and extractor fan, fully ceramic floors and walls, chromed radiator towel rail.

Second Floor Staircase

Traditional staircase with timber balustrade leading to

Bedroom Five/Day Room

Double panelled central heating radiator, eaves storage, sealed unit UPVC double glazed circular window to gable elevation, ceiling lighting.

Bedroom Six/Hobby Room

Sealed unit timber double glazed 'Velux' skylight. Access to roof storage, ceiling lighting, double panelled central heating radiator.

Barn

Original detached barn constructed of stonework and brickwork with steel roof. Principal use of barn is for storage, a second area of the barn can be used for stabling or additional storage. Final area has useful garden equipment storage.

Garage

Constructed of brickwork presently used as an open car port garage.

Dutch Barn

Open pre-cast concrete and timber Dutch barn offering useful open log storage. Separate dog runs and pens.

Gardens

Garden is mainly lawned, timber fencing with shrubs and trees.

Land

The property has the benefit of land extending to 4.8 acres including the stream.

Services

Mains electricity, mains water, sewerage to private septic tank within the subject property. Oil fired central heating to under floor system both ground and first floor level, oil fired AGA providing cooking and room heating.

Tenure

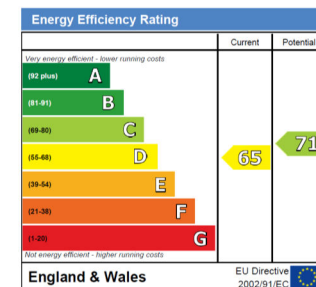
The property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band F payable to Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or

otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

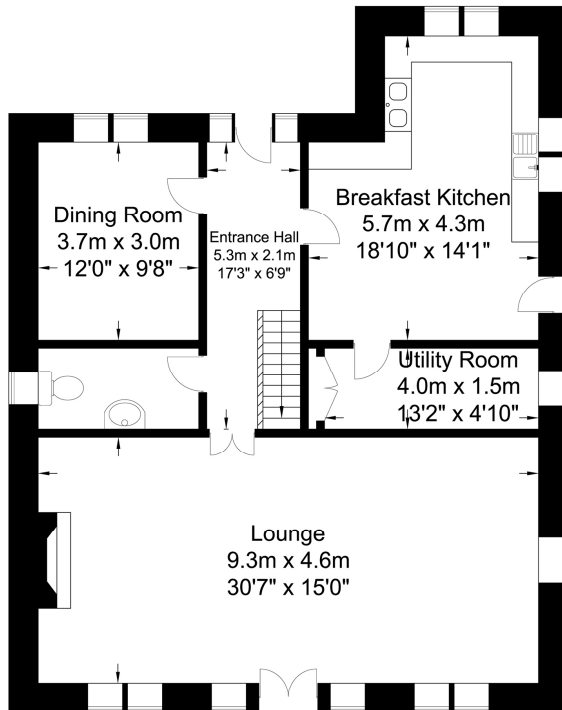


Corgill Farm

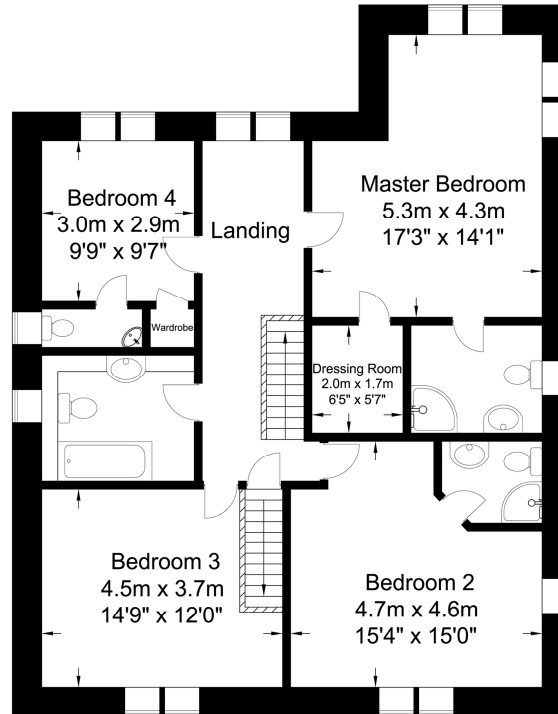
Approximate gross internal area : 255.46 sq m, 2749.74 sq ft

Total : 4255.46 sq m, 2749.74 sq ft

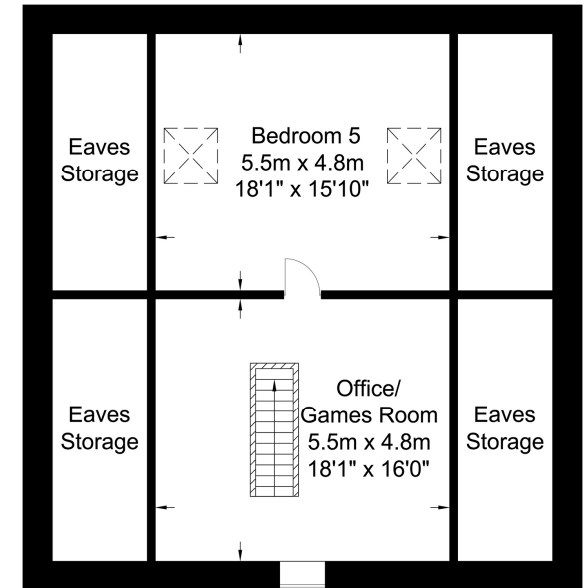
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Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

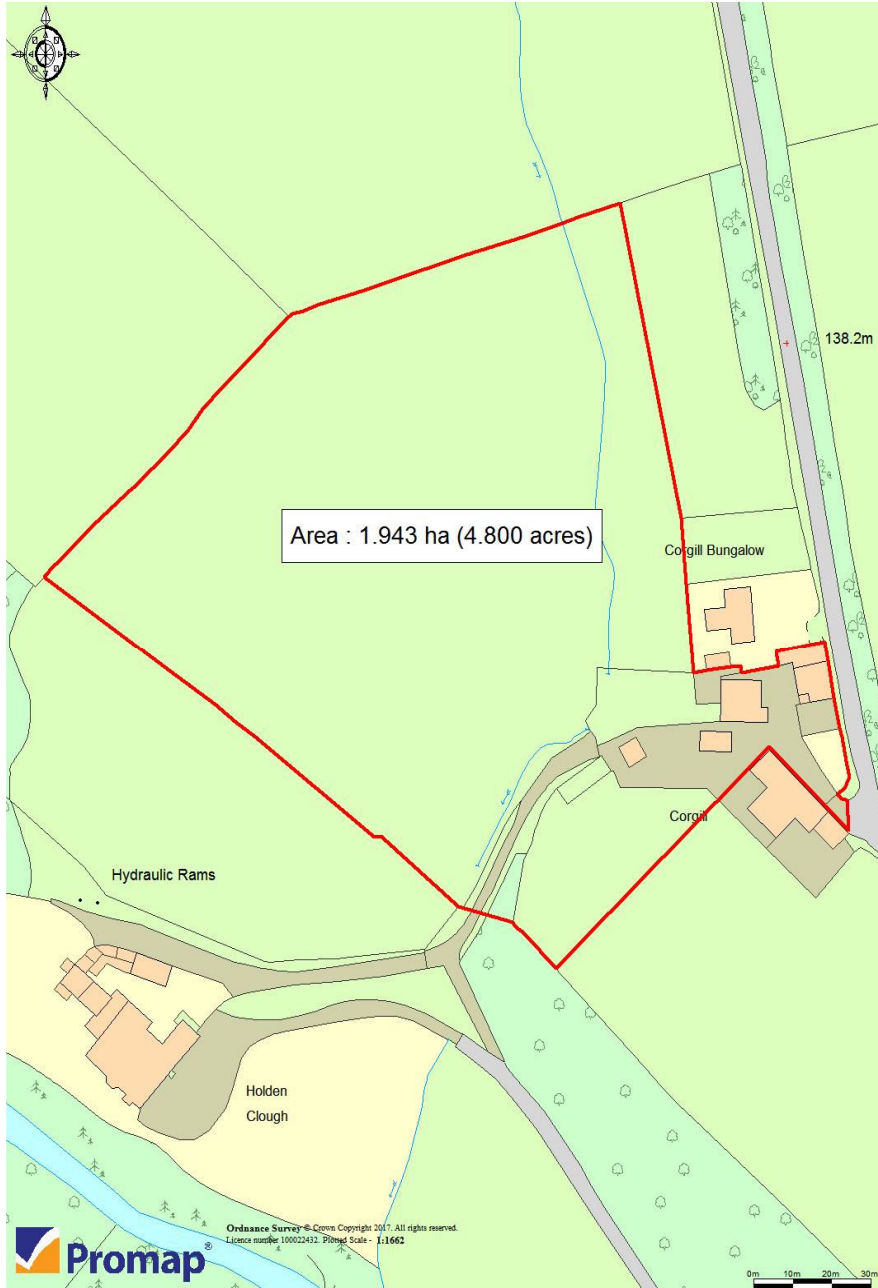


First Floor



Second Floor

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