



Hill Top Farm

Forest Becks | Bolton By Bowland | Clitheroe | Lancashire | BB7 4NX

MSW HEWETSONS

INGHAM & YORKE
Chartered Surveyors & Land Agents



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Guide Price of £520,000

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A traditional detached farmhouse and barn, situated in an idyllic rural private setting with wonderful long distance views to the local countryside and Pendle hill. The property presently comprises a two bedroom farmhouse with adjoining stock barn and surrounding land and requires significant upgrading and improving and is therefore a great redevelopment opportunity. Subject to planning permission the barn could be amalgamated into the main farmhouse to form an extensive private residence.

Accommodation comprising

Ground Floor

External Porch

Side glazed window with shelving.

Sitting Room

Timber panelled stable door with top glazing. Dressed sandstone fireplace, raised stone hearth, single glazed timber window to front elevation, beamed ceiling, built in cupboard to niche with alcove, two double panel central heating radiators, ceiling lighting.

Kitchen

Range of fitted base and wall units with work surfaces, enamel 'Belfast' sink with mixer tap. 'AEG' cooker with ceramic hob and canopy. Diamond set ceramic tiled flooring, double panel central heating radiator, single glazed rear window, timber and single glazed rear door.

Inner Hallway

Leading to:

Pantry

Original stone shelf on brick columns, wall shelving, electrical service cupboard.

Bathroom

Three piece suite comprising timber panelled bath with tiled splashbacks and electric shower fitment, pedestal wash hand basin, low level w.c, diamond ceramic tiled flooring, double panel central heating radiator, upvc double glazed window, ceiling lighting, extractor fan.

Sitting Room

Slate hearth with recessed coal glass fronted stove, single glazed timber window, double panel central heating radiator, ceiling lighting, under stairs storage cupboard.

First Floor

Return timber staircase, upvc double glazed window at half landing.

Landing

Open landing with timber balustrade, single panel central heating radiator.

Bedroom One

Single glazed timber window to front elevation, beamed ceiling, fitted cupboard with shelving, airing cupboard with cylinder and emersion, ceiling lighting.

Bedroom Two

Single glazed timber window to front elevation, single panel central heating radiator.

Particulars of sale

Attached Barn

Re-laid concrete floor to one section, original cobbles with double timber barn door. Raised concrete floor area with timber mezzanine flooring. (No planning permission or building regulations obtained).

Store

Lean-to store, timber doorway.

Rear Lean-to

To the rear of the property is a stone and asbestos lean-to structure, external doors.

Office 1

Suspended ceiling, timber double glazed window, rear porch with access to rear gardens, radiator.

Office 2

Suspended ceiling, uPVC double glazed window, radiator.

Small second small lean-to piggery store

External

Garden

Garden areas to the rear with greenhouse, enclosed with stone wall and fencing, small garden area to the side of the property, detached brick garden store, cobbled forecourt, cottage garden area to the front, timber lean-to store to the front.

Old Dairy

Stone built dairy with a fibre cement roof.

Access

The property is accessed off the main highway onto a private unmade road and bears right over a recently rebuilt access bridge to a private driveway leading to the property.

Tenure

Freehold with vacant possession upon legal completion.

Land

Adjoining land extending to 6.5 acres or thereabouts, with garden areas immediately surrounding the property with additional open woodland.

Council Tax

Band C payable to Ribble Valley Borough Council

Services

Mains electricity, mains water, private septic tank.

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.



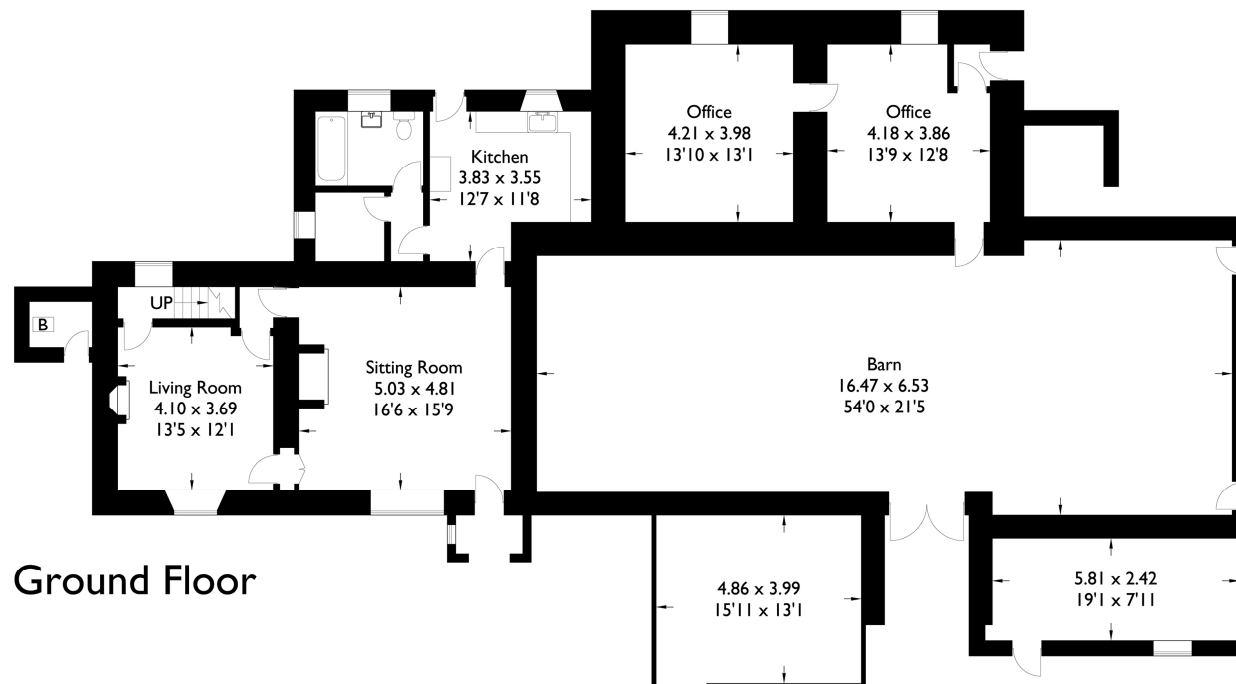
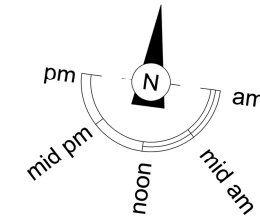
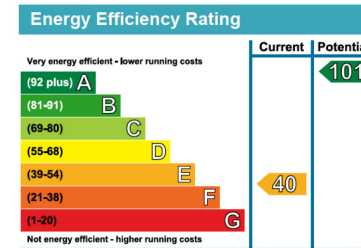
Hill Top Farm House

Approximate Gross Internal Area : 313.67 sq m / 3376.31 sq ft

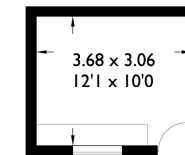
Outbuilding : 11.26 sq m / 121.20 sq ft

Total : 324.93 sq m / 3497.51 sq ft

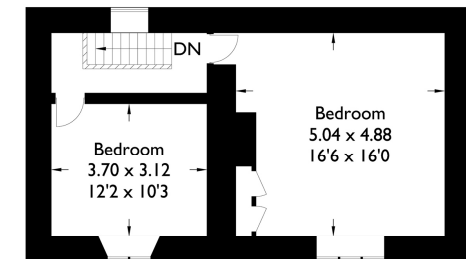
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Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



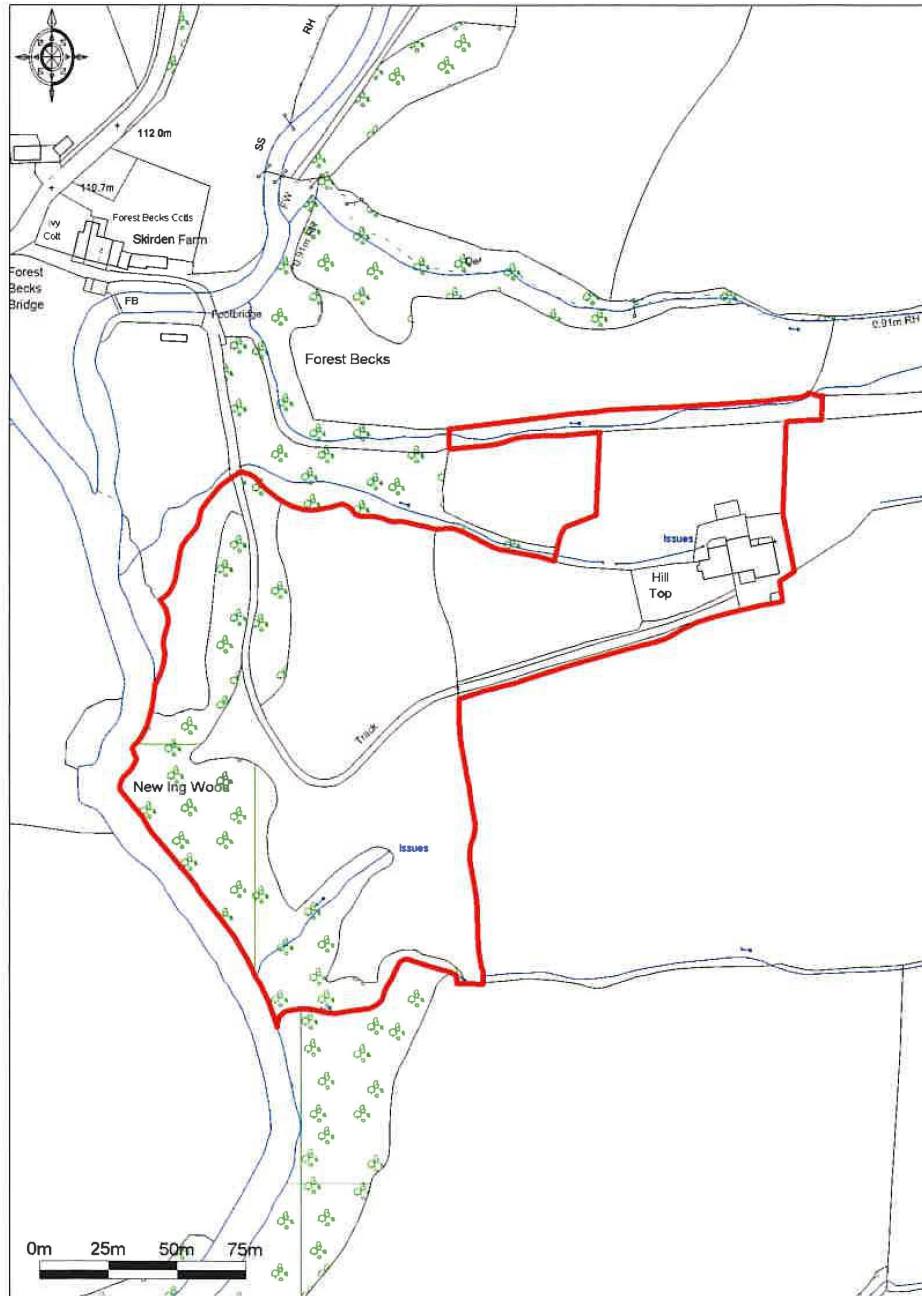
Outbuilding



First Floor

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01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG

INGHAM & YORKE
Chartered Surveyors & Land Agents

Littlemoor, Clitheroe, Lancashire BB7 1HG
01200 423655 www.inghamandyorke.co.uk