



Corgill Lodge

Holden Lane | Bolton By Bowland | Lancashire | BB7 4LZ

MSW HEWETSONS



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Guide Price of £595,000

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A detached high quality stone bungalow that has been significantly extended and superbly finished with extremely high quality fixtures and fittings throughout. Situated approximately one mile from Bolton by Bowland in an idyllic rural setting with open views to surrounding farmland. The property has large lawn gardens and adjoining fenced paddock.

Accommodation

Ground Floor

Reception Hallway

Sturdy pine panelled entrance door, traditional stone flagged floor, half panelled pitch pine to walls, Upvc double glazed sash window to rear elevation. Wall mounted oil filled thermostatic electric radiator.

Dining Room

Pitch pine parquet floor, pitch pine internal doors and architraves. Upvc double glazed sliding sash window to rear elevation. Wall mounted oil

filled thermostatic electric radiator.

Garden Room

Pitch pine parquet floor, pitch pine skirting and architraves, feature timber trussed beamed ceiling, one and a half wall double glazed sashed windows to front and side elevation offering a light and airy feel to the room. Twin mounted oil filled thermostatic electric radiators. Twin double glazed conservation roof lights with steel window adjustments.

Kitchen

Range of handmade solid oak

kitchen furniture including fitting cupboards and open shelving with complimentary block pitch pine worksurfaces. 'Esse' built in green enamel 13amp plug and go stove with slate splash backs. One and a half bowl 'Shaws' original 'Belfast' sink with chrome antique style mixer tap, Lakeland slate sides and draining board. Upvc double glazed sliding sash windows to front and gable elevation, (named) spot lighting to ceiling. Pine panelled parquet floor.

Particulars of sale

Sitting Room

Traditional dressed stone 'Adam' style fireplace with clear view multi fuel stove set on flagged hearth. Oak timber panelling to three quarters of the wall. Large Upvc double glazed sliding sash window to rear elevation, with timber window seating. Twin Upvc double glazed sliding sash windows to gable and inner gable elevations. Timber beamed ceiling.

Bedroom One

Upvc double glazed sliding sash windows to front elevation and gable elevation, pitch pine parquet floor. Wall mounted oil filled thermostatic electric radiator.

Bedroom Two

Upvc double glazed sliding sash window to rear elevation, pitch pine parquet floor, fitted pitch pine double wardrobe. Wall mounted oil filled thermostatic electric radiator.

Airing cupboard

Situated in the inner hallway with pitch pine double doors.

Shower Room

Containing three piece suite comprising large shower cubicle with sliding glass doors with antique style chrome wall

mounted shower including head and hand shower fittings. Low level WC, wash hand basin on chrome legs. Traditional chrome towel rail, Upvc double glazed sliding sash window to front elevation, low voltage spot lighting to ceiling.

External

Bothy/Garage

Traditional stone built garage with pitched slate roof supported on timber. Side sliding concertina door, timber panelled stable side door, tongue and groove boarded ceiling, light power and water installed. Low level WC, plumbing for washing machine. Twin conservation roof lights.

Entrance

The property is approached off the main highway through a stone entrance way to a large chipping driveway with ample parking to the front of the property.

Gardens

The principal garden to the property is to the side north elevation with an immaculate stone round topped wall with five bar timber gate.

Patios

Flagged patio areas to front side and rear of property.

Paddock

Adjacent to the main garden is a fenced paddock with a timber gate from garden and main highway. Total plot extending to approximately an acre.

Services

Mains electricity, mains water, electric heating and hot water system. Sewerage to individual septic tank on adjacent curtilage with full easement permissions.

Tenure

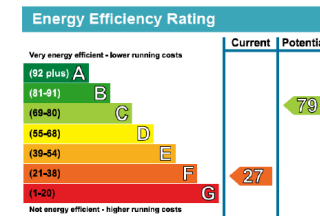
Freehold with vacant possession upon legal completion.

Council Tax

Band E paid to Ribble Valley Borough Council.

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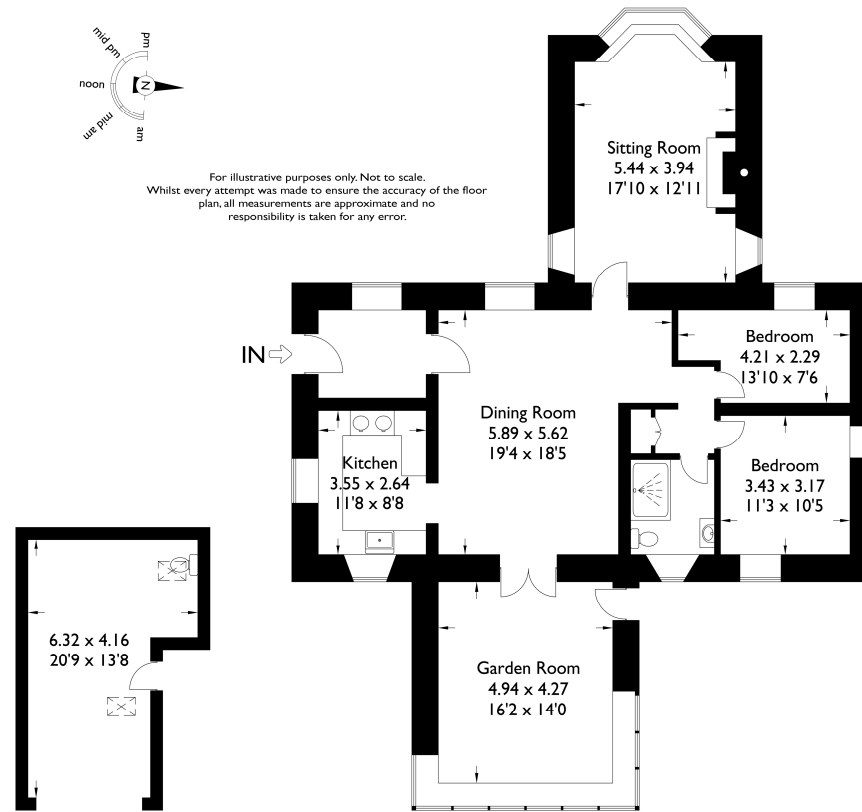
Approximate Gross Internal Area : 128.10 sq m / 1378.85 sq ft

Outbuilding : 21.74 sq m / 234.00 sq ft

Total : 149.84 sq m / 1612.86 sq ft



For illustrative purposes only. Not to scale.
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.



Outbuilding

Ground Floor

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