



# Copy Nook House

Bolton-by-Bowland | Clitheroe | BB7 4NL

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## Copy Nook House Bolton-by-Bowland Clitheroe BB7 4NL

Price: £550,000

A distinctive detached private house situated on the outskirts of Bolton-by-Bowland one of the Ribble Valleys most popular residential destinations. Constructed of dressed stone with feature dressed stone mullions and window openings with pitched slate roof supported on timber.

### External Porch

With raised stone flag floor and courtesy lighting. Background under floor electric heating system.

### Reception Hallway

Traditional oak timber panel door, sealed unit double-glazed side window and separate sealed unit double-glazed timber effect PVC window. Slate tiled floor and low-voltage spotlighting to ceiling. Wall-mounted pepper pot radiator.

### Dining Hall

Feature sealed unit double-glazed double French doors in pitch pine with complementary side windows. Slate floor. Two wall-mounted pepper pot radiators, background electric underfloor two-zoned underfloor heating. Low-voltage spotlighting to ceiling. Staircase leading to first floor accommodation.

### Kitchen

Sealed unit pitch pine double-glazed windows with stone mullions. Slate floor with underfloor electric heating system. Range of fitted base and wall units with 'Bosch' ceramic hob with extractor over, built-in 'Hotpoint' electric grill and fan-assisted oven. Plumbed for dishwasher and wired for microwave. Telephone point.

### Utility Room

Single drainer stainless steel sink unit with mixer tap, range of fitted base and wall units with work surfaces and tiled splashbacks. Low-voltage spotlighting to ceiling. Plumbed for automatic washing machine and dryer. Electric underfloor heating system.

### Sitting Room

With open views to both front and rear elevation and sealed unit double-glazed pitch pine stone mullioned windows to both front and rear. Low-voltage spotlighting to ceiling. Dressed stone fireplace with living coal-effect fire. Double and single panel central heating radiators. Low-voltage spotlighting to ceiling, separate switchable stand lighting circuit and telephone point. Double doors with bevelled glass leading back to dining hallway.



# Particulars of Sale

## Study

Range of quality fitted 'Langleys' bookshelves, cupboards and fitted desks. Timber style laminate floor, low-voltage spotlighting to ceiling and fitted cabinets independently operated. Would make a useful fourth bedroom if required.

## Cloaks

Low-level WC and bracket wash hand basin with stainless steel mixer tap. Wall-mounted chromed radiator towel rail, slate floor, slate tiled wall with fitted mirror, uPVC double-glazed window, extractor fan, low-voltage spotlighting to ceiling and timber laminate flooring.

## First Floor

### Staircase

Timber staircase leading from dining hallway with wrought iron individual spindles with timber handrail and newel posts.

### Landing

Lovely open landing area with minstrel's gallery style balustrade, wall-mounted pepper pot radiator, timber trussed ceiling and three sealed unit double-glazed Velux skylights. Telephone point. Spectacular full wall picture window with superb views across adjoining farmland towards Pendle Hill.

## Master Bedroom

Sealed unit double-glazed pitch pine and stone mullion window to rear elevation and double panel central heating radiator. Range of high-quality 'Langleys' fitted bedroom furniture including bed with side cabinets and dressing area. Large walk-in wardrobe. Separate mirrored vanity area with fitted cupboards. Low-voltage spotlighting to ceiling.

## En-Suite Shower Room

Containing four-piece suite comprising double 'Villeroy & Boch' wash hand basins with fitted timber vanity and mirror. Low-level WC, fully tiled shower cubicle, wall-mounted chrome radiator towel rail, ceramic tiled walls and floors and Velux skylight.

## Bedroom Two

Sealed unit double-glazed pitched pine stone mullion window to rear elevation, single panel central heating radiator and fitted cupboards. Walk-in wardrobe with fitted hanging.

## En-Suite Bathroom

Comprising panel bath with shower fitment and screen, bracket wash hand basin, low-level WC, ceramic tiled walls, marble tiled floor, wall-mounted chrome radiator towel rail, uPVC double-glazed window to gable elevation, low-voltage spotlighting and extractor fan.

## Bedroom Three

Sealed unit double-glazed pitch pine stone mullioned window to gable elevation, Velux skylight to ceiling, single panel central heating radiator and walk-in wardrobe with fitted hanging.

## House Bathroom

Containing three-piece suite comprising handle grip panel bath with shower fitment over and screen. Glass bowl sink on chromed pillar with chrome mixer tap and low-level WC. Ceramic tiled walls and floor, Velux skylight, low-voltage spotlighting to ceiling, wall-mounted chromed radiator towel rail, and separate recessed niche with access to eaves storage.

## Garage

Attached single garage with electrically operated up and over door, ceramic tiled floor, twin sealed unit double-glazed Velux skylights, single panel central heating radiator, fitted shelving and personnel door to rear garden areas.

## Garden Room

A substantially constructed garden store with sealed unit double-glazed uPVC timber effect window, ceramic tiled floors, florescent lighted fitted shelving and sturdy timber door. Timber louvered area housing oil-fired boiler providing central heating and domestic hot water together with pressurised hot water system tank.

## External

To the front of the property is an excellent open parking area suitable for four vehicles. To the rear of the property is a closed garden with mature shrubs with circular paved patios and barbecue areas together with separate latticed fenced garden with clothes drying and oil storage tank.

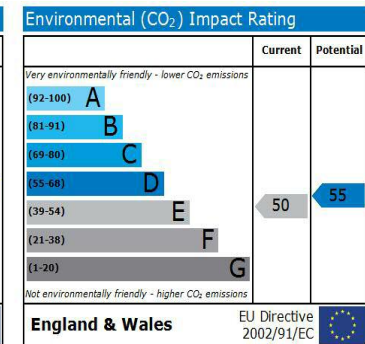
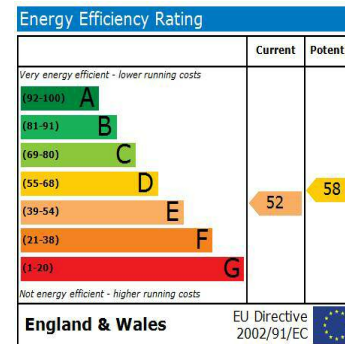
## Services

Mains electricity, mains water, oil-fired central heating and private septic tank. Alarm fitted and external lighting with sensors to the front of the house. External water supply to front and rear of house. The house has installation for Sky TV.

## Tenure

Freehold with vacant possession upon legal completion.

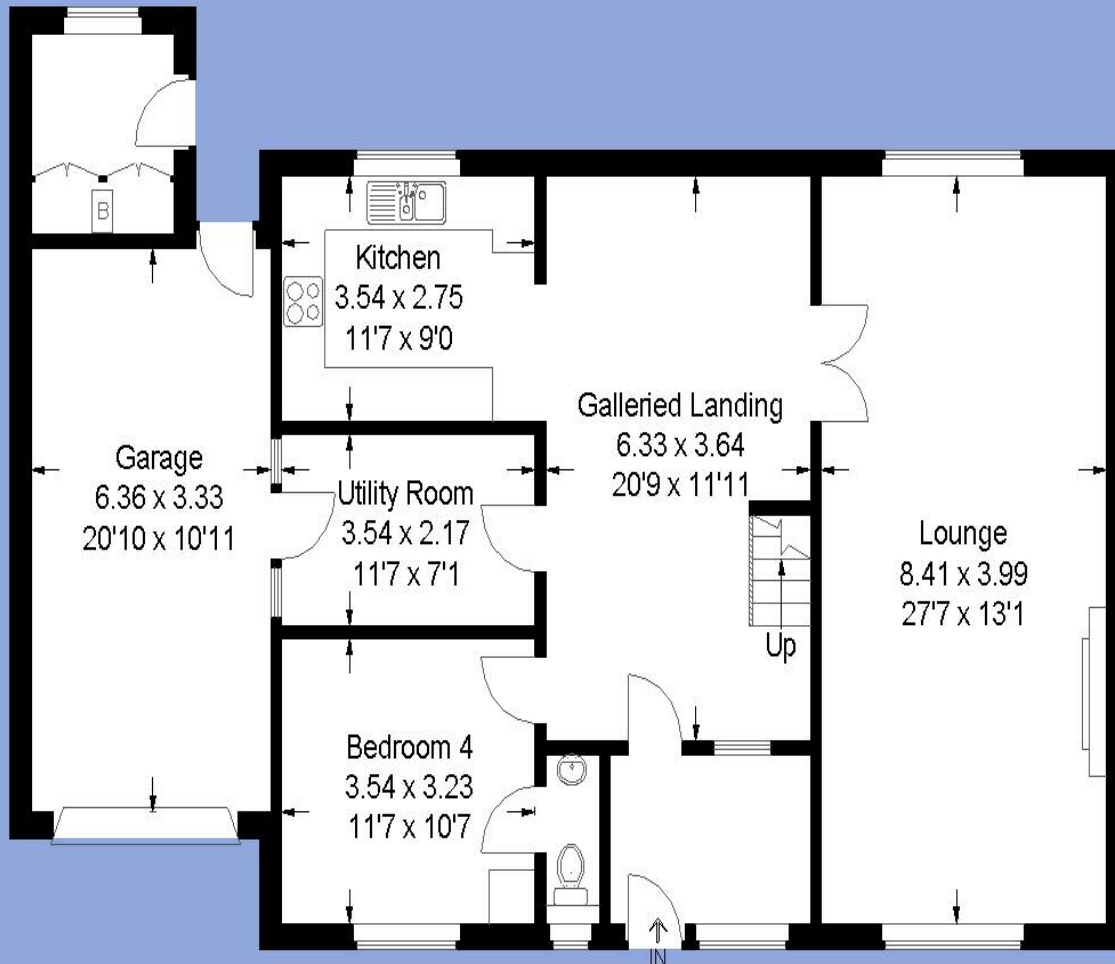
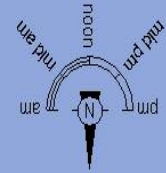
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Approximate Gross Internal Area (Including Garage & Excluding Void) :-  
219 sq m / 2357 sq ft



Ground Floor



First Floor

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  
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