



# Nethergill

17 Main Street | Bolton-by-Bowland | BB7 4NW

MSW HEWETSONS



# Nethergill

Offers Over £600,000

17 Main Street | Bolton-by-Bowland  
BB7 4NW

A beautiful detached traditional stone house located in the heart of one of the most popular Ribble Valley villages. The property is in need of some renovation but has attractive accommodation with two large reception rooms, original stone mullion windows and many original character features including timber beamed ceiling and original stone lintels.

## Ground Floor

### Entrance Porch

Ceramic tiled floor, windows to either side and sturdy timber entrance door.

### Reception Hallway

Double panel radiator, timber balustrade staircase leading to first floor accommodation.

### Sitting Room

Single-glazed timber window with stone mullion and double panel central heating radiator. Cast-iron coal-effect gas fire stove set on raised stone hearth with timber mantel, fitted shelving and display niche and original timber trussed ceiling.

## Living Room

Twin timber glazed stone mullion windows to front elevation, timber glazed window to rear elevation, two double panel central heating radiators and timber trussed ceiling with timber supporting stanchion.

## Kitchen

Timber glazed stone mullion window to front elevation, twin timber glazed windows to gable elevation and timber glazed door with side windows to rear elevation. Oil-fired four-oven Aga. Low-voltage spotlighting to ceiling. (No kitchen fitments).

## Understairs Cloaks

Containing low-level WC and pedestal wash had basin, timber glazed window to rear elevation and understairs storage area.

## Utility / Boiler Room

Oil-boiler supplying central heating and domestic hot water, double bowl stainless steel sink unit, ceramic tiled floors, timber glazed windows to gable and rear elevation.

## First Floor

### Landing

Open landing with timber balustrade and timber glazed window to rear elevation.

# Particulars of sale

**Master Bedroom** (previously used as a first floor sitting room)  
Timber glazed window to front elevation, stone mullion timber glazed double window to rear elevation and two double panel central heating radiators. Fireplace with decorative surround with raised marble hearth. Coving and ceiling rose.

**Bedroom Two**  
Timber glazed timber sash window to front elevation and double panel central heating radiator.

**En-Suite Bathroom**  
Containing three-piece suite comprising walk-in shower, pedestal wash hand basin, low-level WC, ceramic tiled walls and floor, low-voltage spotlighting to ceiling, radiator towel rail and timber glazed window to rear elevation.

**Dressing Room**  
En-suite dressing room with fitted shelving and single panel central heating radiator.

**Bedroom Three**  
Timber glazed sash window to front elevation, double panel central heating radiator and timber beamed ceiling.

**Bedroom Four**  
Timber glazed sash window to front elevation, double panel central heating radiator and timber beamed ceiling.

**House Bathroom**  
Containing three-piece suite comprising panel bath with shower fitment, pedestal wash hand basin, low-level WC, two timber glazed windows to rear elevation and fitted linen cupboard.

## External

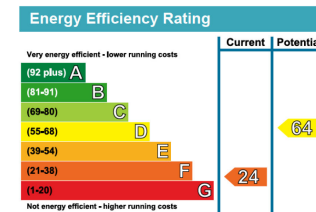
**Gardens**  
The property has attractive walled gardens to front elevation. Side driveway with timber fencing and gate leading to side parking area and rear gardens. Walled rear garden mostly laid to lawns with timber summer house, detached stone garden bothy.

**Services**  
Mains electricity, mains water, oil-fired central heating, propane gas supply to enclosed cast-iron stove in sitting room.

**Tenure**  
Freehold with the benefit of vacant possession upon legal completion.

**Council Tax**  
Band 'G'

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.

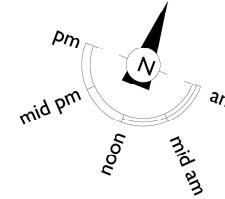


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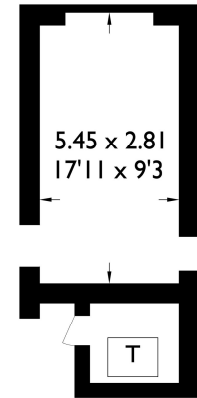
Approximate Gross Internal Area : 235.49 sq m / 2534.79 sq ft

Outbuilding : 18.66 sq m / 200.85 sq ft

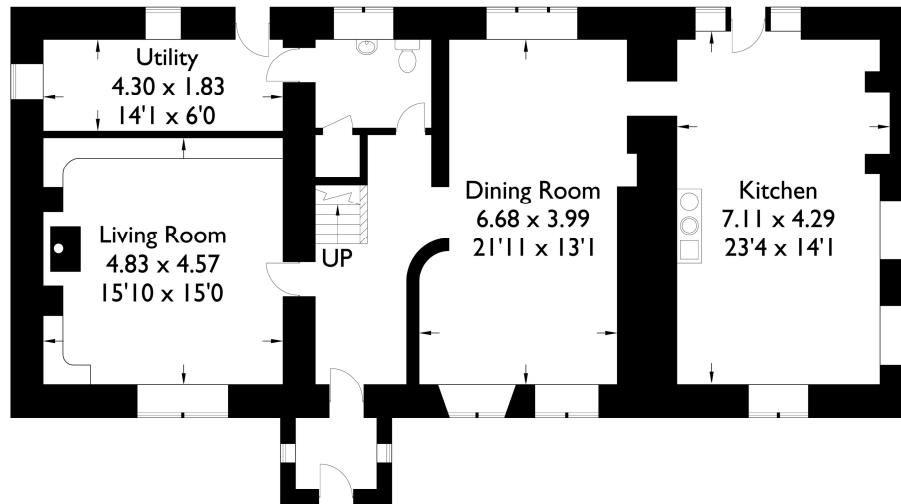
Total : 254.15 sq m / 2735.64 sq ft



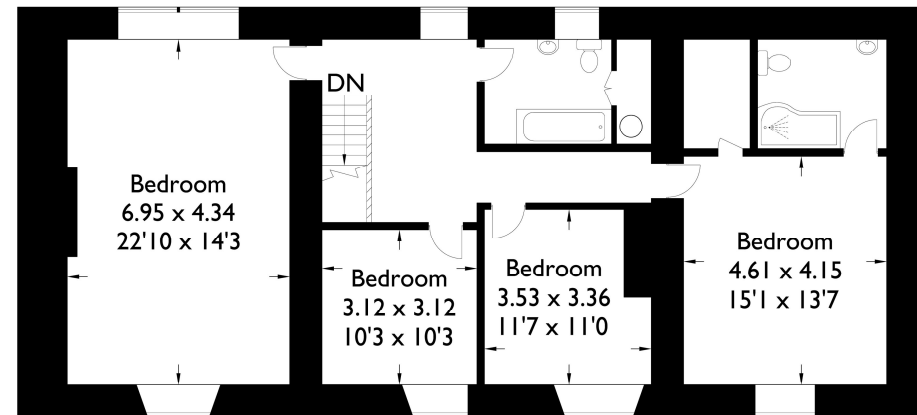
For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error



Outbuilding



Ground Floor



First Floor







**MSW HEWETSONS**

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