



Marple Cottage

5 Main Street | Bolton By Bowland | BB7 4NW

MSW HEWETSONS



Marple Cottage

Price of £399,995

5 Main Street | Bolton By Bowland
Clitheroe | BB7 4NW

A traditional cottage which has been significantly extended and improved with high quality fixtures and fittings throughout. The redevelopments of the property has included; re-roofing, re-plumbing, new heating system, bespoke kitchen with 'AGA' and Argon filled upvc double glazed traditional windows.

Accommodation

Ground Floor

Sitting Room

Front south elevation. Sealed unit double glazed sash stone mullioned window to front elevation. 'AGA' multi-fuelled stove on raised stone hearth with feature stone mantle. Bespoke glass fronted display cabinet with log store beneath. Double panelled central heating radiator.

Breakfast Kitchen

Range of high quality hand painted bespoke kitchen furniture including 'Ceaser' stone with separate oak

pedestal breakfast bar. Built in drawers, 'Shaws' Classic double 'Belfast' sink with chromed mixer tap. Total control electric 'AGA' in classic cream with coloured enamel lids. Built in 'Siemens' dishwasher, built in 'Siemens' combination microwave and oven, built in 'Liebherr' fridge freezer. Tumbled edged travertine flooring, LED ceiling lighting, courtesy lighting over 'AGA' and kitchen units. Sealed unit double glazed sash upvc stone mullioned window to gable elevation.

Engineered oak floor with electric underfloor heating, high stand radiator. Three sealed unit double

glazed 'Velux' skylight, one electrically operated. Sealed unit double glazed sash stone mullioned window to gable elevation, sealed unit double glazed double French 'Rock' doors leading to rear courtyard and garden area.

Utility Room

Range of bespoke timber hand painted cabinets to match the kitchen. Complimentary work surfaces. 'Shaws' Classic 'Belfast' sink with chromed mixer tap, separate hand shower. Travertine stone floor with underfloor electric heating. Plumbed for washing machine and dryer, sealed unit double glazed upvc window and stable 'Rock' door, LED lighting.

Particulars of sale

Cloakroom

Travertine tiled floor with under floor electric heating, 'Villeroy & Boch' wash hand basin with tiling. Low level w.c, single panel central heating radiator, upvc double glazed window to gable elevation, LED lighting.

First Floor

Staircase

Traditional timber staircase leading to;

Landing

Open landing with sealed unit upvc double glazed sash window to gable elevation, single panelled central heating radiator.

Bedroom One

Rear north elevation, with views over fields, upvc double glazed window to rear elevation, double panelled central heating radiator, cast iron basket fire with tiled hearth, open flue. Walk-in wardrobe with fitted shelving and hanging.

Bedroom Two

Front south elevation. Sealed unit upvc double glazed sash window to front elevation, double panel central heating radiator, cast iron basket fire on tiled hearth, open flue.

House Shower Room

Three piece suite comprising large fully walk in shower with 'Grohe' ceiling monsoon high output shower, bespoke 'Matki' shower screen and base. Travertine tiling, separate hand shower. 'Villeroy & Boch' pedestal wash hand basin with chromed mixer tap and tiled splashbacks, illuminated mirror fronted cabinet. Wall radiator towel rail by 'Zehnder' plumbed to central heating system but also available on electric. 'Karndean' flooring with underfloor electric heating, laminated ceiling with LED lighting, sealed unit upvc double glazed sash window to gable elevation.

Second Floor

Aluminium drop down stairs with hand rail leading to;

Attic Room

Home office, twin double glazed Velux skylight, hot water pressurised system, LED ceiling lighting.

External

Entrance

Double timber gates set on stone carved posts, leading to tarmacadam

driveway with ample parking for four vehicles.

Storage Building

Attached to the kitchen extension light power and water installed.

Workshop

Detached fully insulated cedar clad workshop with windows to both rear and side elevations. Light and power installed, fitted work benches.

Gardens

The property has an attractive courtyard garden to the front elevation to the rear of the property is a large garden laid out with raised vegetable beds, lawn, beech hedging, two separate seating patio areas, timber pergola and separate timber storage building.

Services

Mains electricity, mains water, electrically operated central heating and hot water system.

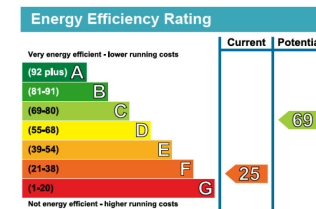
Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band D

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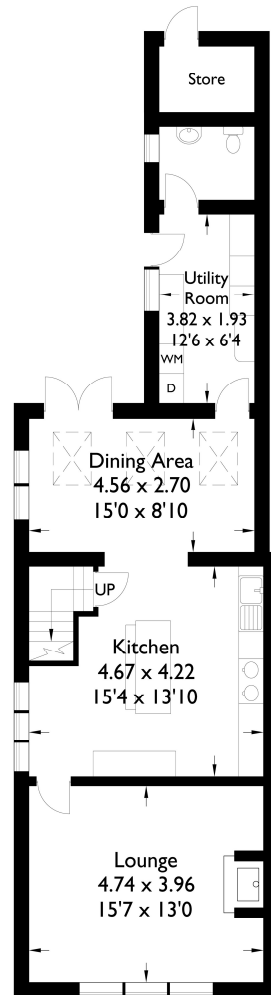
Marple Cottage, 5 Main Street

Approximate Gross Internal Area : 133.99 sq m / 1442.25 sq ft

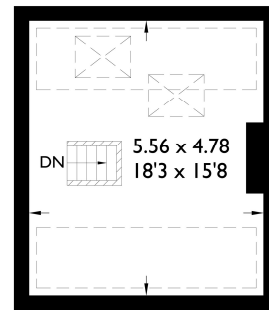
Workshop : 13.76 sq m / 148.11 sq ft

Total : 147.75 sq m / 1590.36 sq ft

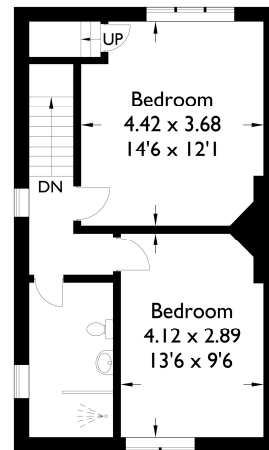
For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the
floor plan, all measurements are approximate and
no responsibility is taken for any error.



Ground Floor



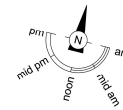
Second Floor



First Floor



Workshop



----- Restricted Height









MSW HEWETSONS

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