



Holden Green Farm

Holden | Bolton By Bowland | Clitheroe | Lancashire | BB7 4PG

MSW HEWETSONS



Holden Green Farm

Guide Price £565,000

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A traditional farmhouse with adjoining stock barn situated in an elevated rural position with spectacular open views to Holden, the Ribble Valley, Pendle Hill and beyond. The main farmhouse requires significant upgrading and improvement and the adjoining stock barn would make a separate dwelling subject to the necessary planning permissions and building regulations.

As such this property is a rare redevelopment opportunity with adjacent farmland extending to approximately 21.681 acres overall.

Construction

The property is constructed of stonework with pitched slate roof supported on timber with rendered external elevations.

Ground Floor

Entrance Hallway

Glazed and timber panel door to front, upvc door to rear. Return inner hallway with under stairs store.

Sitting Room

Upvc double glazed window to front elevation, timber beamed

ceiling.

Living Room

Sealed unit upvc double glazed window to front elevation, timber beamed ceiling.

Kitchen

Sealed unit double glazed timber window to front and gable elevations. Electric log effect fire with flue. Double drainer stainless steel sink unit with hot and cold supply, upvc double glazed window to inner gable elevation. Fitted base and wall units, storage cupboard.

Pantry

Sealed unit upvc double glazed window to rear elevation, fitted stone shelving, original meat hooks.

First Floor

Staircase

Traditional timber staircase.

Landing

Open landing with original balustrade, upvc double glazed window to rear window.

Particulars of sale

Bedroom One

Sealed unit upvc double glazed window to front elevation.

Bedroom Two

Sealed unit upvc double glazed window to front elevation.
Original fireplace with open flue.

Bedroom Three

Upvc double glazed window to rear elevation.

Bedroom Four

Sealed unit upvc double glazed window to rear elevation. Airing cupboard with cylinder and emersion.

Bathroom

Containing original avocado bath suite comprising panel bath, pedestal wash hand basin and low level w.c. upvc double glazed timber window to inner elevation.

External

Gardens

Attractive lawned gardens to the

front elevation with stone wall between gardens and paddock and stone and block wall between gardens and paddock to barn. Side lawn garden area, rear courtyard area.

Garage

Storage garage with stone and brick sides with timber and arched corrugated roof.

Small Detached Stone Building

Constructed of stonework with pitched slate roof supported on timber. Double timber stores, original three bay stock booses, suspended timber loft storage, windows to first floor upper gable elevation.

Stock Barn

Adjoining stock barn to the main house, constructed of stonework with pitched slate roof supported on timber.

Main body of stock barn which is contiguous with the main house, large open area with original timbered truss roof with double

timber doors.

Separate stone storage building

Attached to the gable elevation is a separate stone shippen, single storey lean-to with a timber roof structure and stone flags, access door back into main barn.

Concrete Yard

To the south of the shippen, storage area to the rear of the barn, separate block with corrugated asbestos, single storey storage building.

Tenure

The property is freehold with the benefit of vacant possession upon completion.

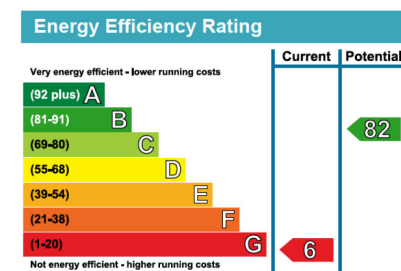
Services

Mains electricity
Spring water supply
Mains sewerage.

Council Tax

Band E payable to Ribble Valley Borough Council.

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.



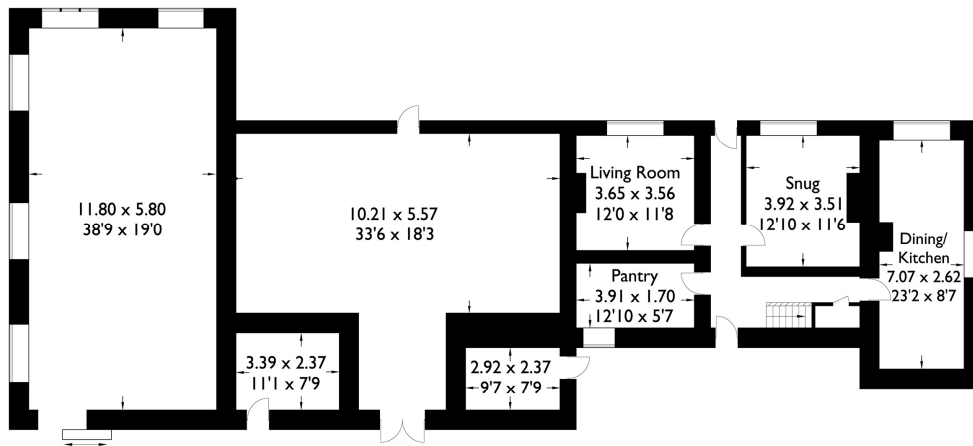
Holden Green

Approximate Gross Internal Area : 311.67 sq m / 3354.78 sq ft

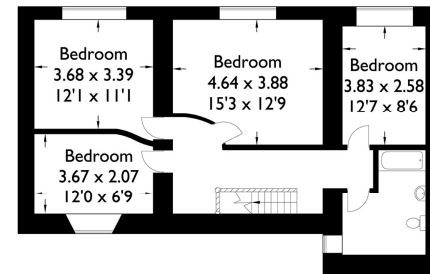
Outbuilding : 42.74 sq m / 460.04 sq ft

Total : 354.41 sq m / 3814.83 sq ft

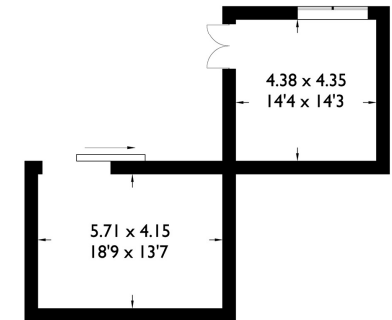
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Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximated and no responsibility is taken for any error.



Ground Floor

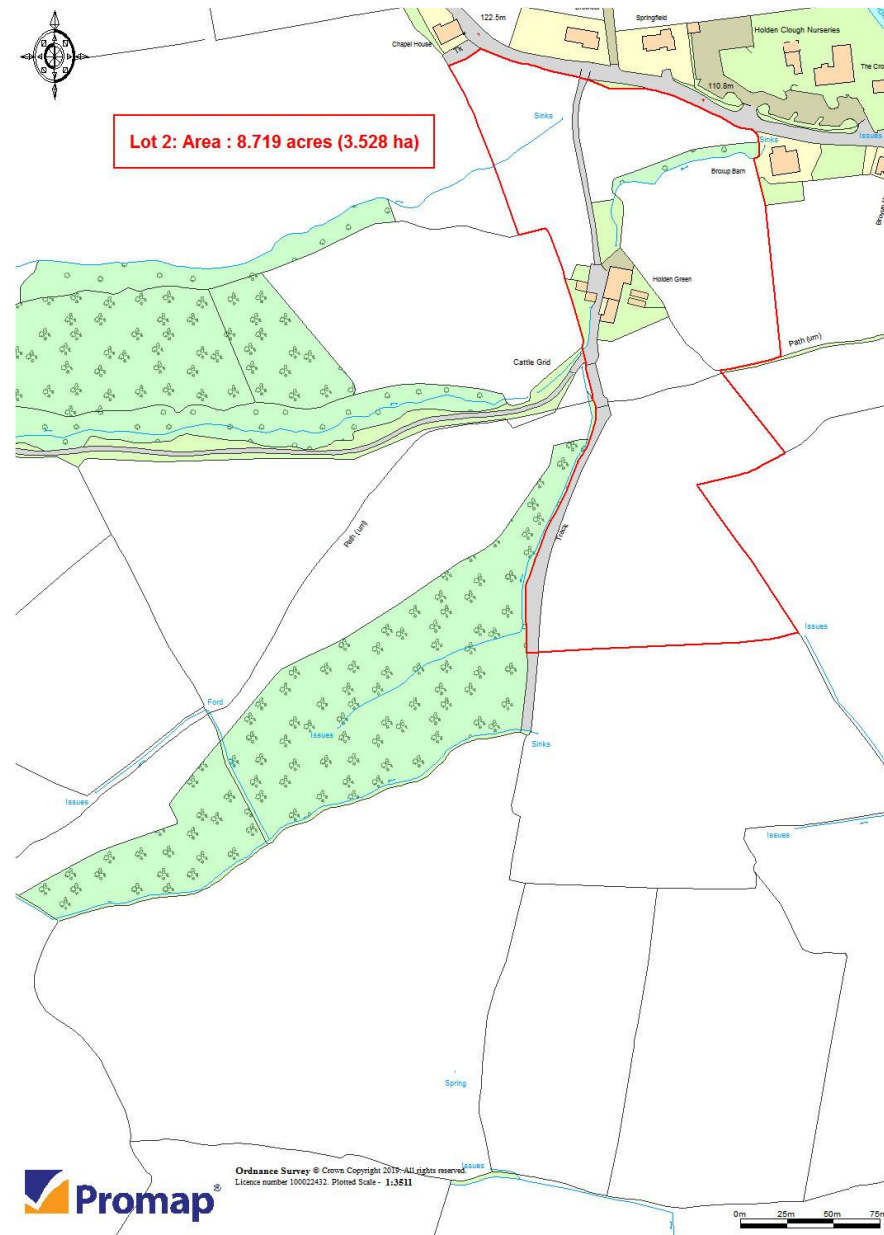
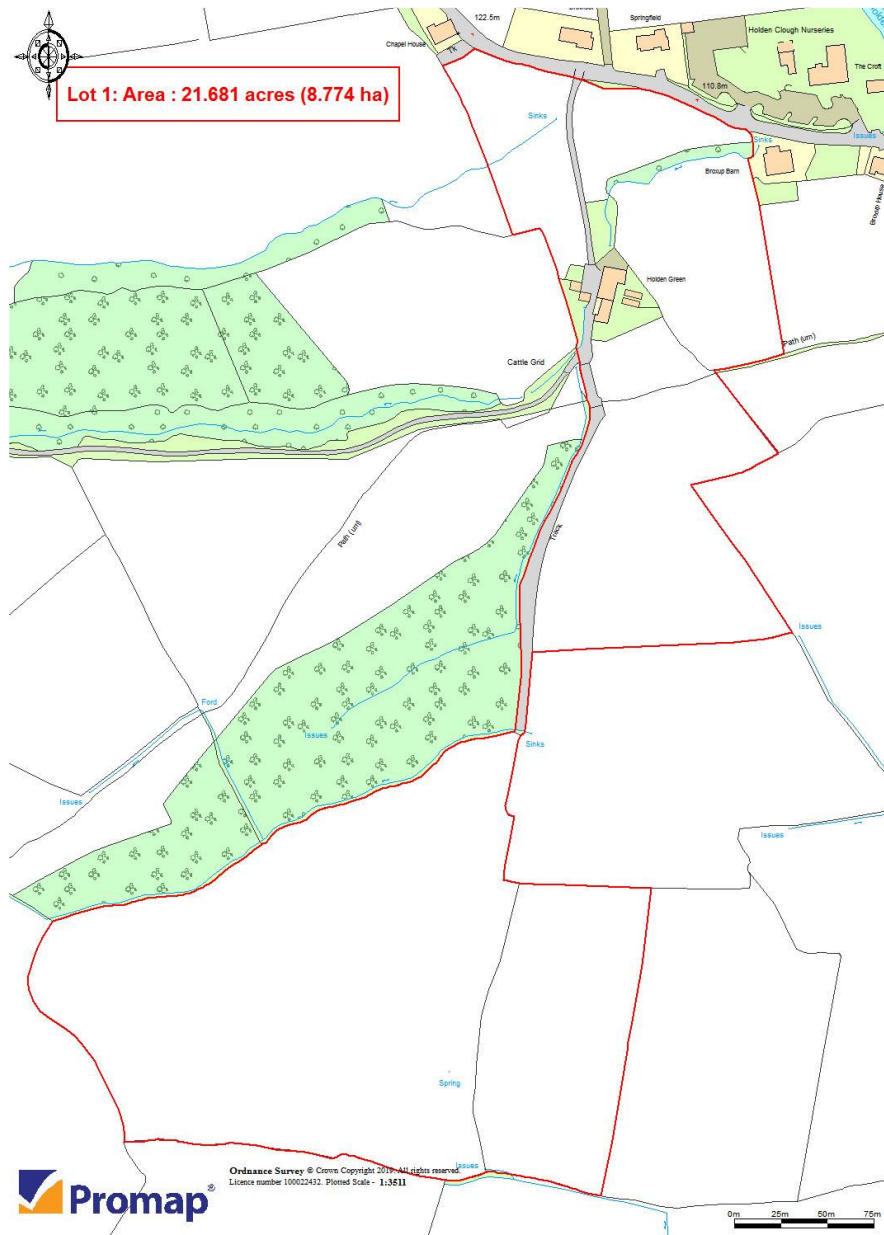


First Floor

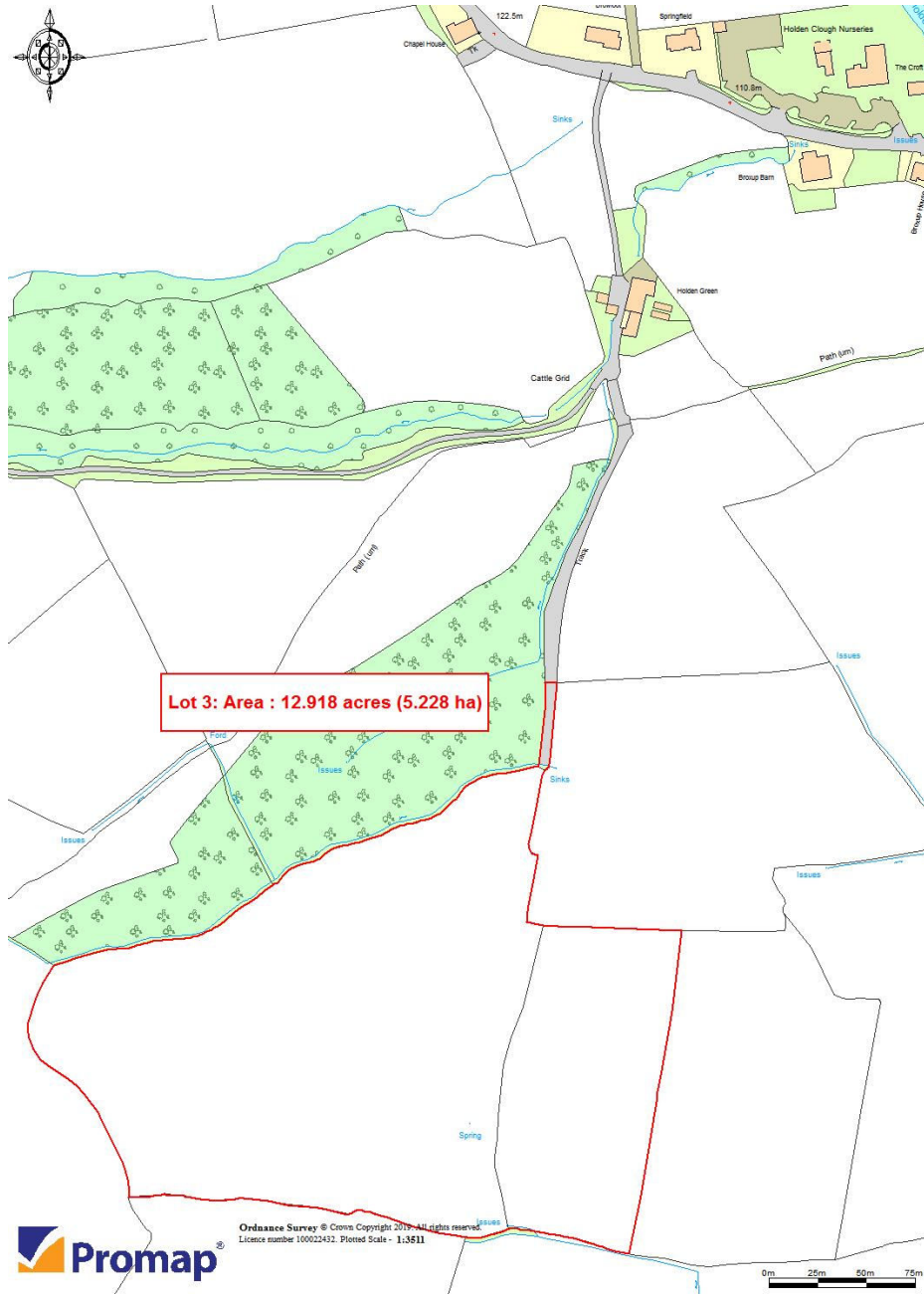


Outbuilding

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The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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