



# Nethergill

17 Main Street | Bolton By Bowland | Clitheroe | Lancashire | BB7 4NW

MSW HEWETSONS





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Guide Price of £845,000

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A beautiful detached stone built period village property. Recently significantly refurbished to offer exceptional family accommodation, nestled in the centre of this highly popular village.

## Construction

The property is constructed of stonework with pitched stone roof supported on timber.

## Accommodation

### Ground Floor

#### Entrance Porch

Porcelain tiled floor, single glazed timber windows to either side, traditional timber panel entrance door, courtesy lighting.

#### Reception Hallway

Double glazed timber panel entrance door, porcelain tiled flooring, high stand traditional radiator.

## Cloakroom

Wash hand basin in oak and marble stand with traditional chrome porcelain taps, low level wc, porcelain tiled flooring, traditional wall mounted radiator, timber double glazed window to rear elevation.

## Breakfast Kitchen

Range of high quality fitted kitchen furniture with complimentary granite work surfaces and tiled splash backs, including matching island breakfast area with twin enamel 'Belfast' sink with chrome mixer tap, built in dishwasher, built in fridge and freezer, storage cupboards with pantry, breakfast seating and storage. Electric 'Esse' Induction Range Cooker, porcelain tiled flooring, timber double glazed

window to front elevation, traditional wall mounted radiator.

## Utility

Range of fitted base and wall units matching main kitchen with complimentary granite work surfaces and enamelled 'Belfast' sink with chrome mixer tap, porcelain tiled flooring, low voltage spotlighting to ceiling, double glazed timber panel stable door to rear elevation.

## Boiler/Drying Room

Wall mounted 'Worcester' gas boiler providing central heating and domestic hot water. Pressurised hot water circulation system, low voltage spotlighting to ceiling.

# Particulars of sale

## Dining Room

Lovely large open dining room with double glazed timber windows to both front and rear elevations, original timber trussed ceiling with original timber stanchion and steel strap. Solid timber flooring, twin traditional high stand radiators to front and rear. Flue log burning stove with feature stone mantel and hearth.

## Sitting Room

Double glazed timber windows to front elevation, single glazed timber windows to gable elevation, double glazed timber French doors to rear elevation. Solid timber flooring, flue log burning stove with stone mantle and hearth, feature stone lintel recess, twin high stand radiators to front and rear.

## First Floor

### Staircase

Traditional timber staircase with timber handrail newel post and spindles.

### Landing

Large open landing with double glazed timber window to rear

elevation. High stand traditional radiator.

### Bedroom One

Through main bedroom with double glazed timber windows to both and rear elevations, twin traditional high stand radiators.

### Bedroom Two (Guest Bedroom)

Timber double glazed window to front elevation, twin high stand radiators, timber boarded flooring.

### Ensuite

Bathroom containing 'Corian' boat bath with floor mounted chrome tap and hand shower, bow fronted vanity wash hand basin with fitted shelving and marbled surround, full walk-in shower with glazed screen and 'Duravit' low level wc. High stand traditional wall radiator, fitted wardrobes, low voltage spotlighting to ceiling, double glazed timber window to rear elevation.

### Bedroom Three

Double glazed timber window to front elevation, traditional wall mounted radiator, timber beamed ceiling.

### Bedroom Four

Double glazed timber window to front elevation, traditional high stand radiator, timber beamed ceiling.

### House Bathroom

Containing three-piece suite comprising large bath with granite surround with chrome mixer tap and hand shower, full tiled surround and shower head. Enamelled bracket sink with porcelain legs, low level wc. Timbered flooring, twin double glazed timber windows to rear elevation, two high stand wall mounted towel rails, low voltage spotlighting, timber beamed ceiling.

### External

#### Front Garden Area

Mostly laid to lawns with surrounding stone wall and cast-iron entrance gate.

#### Rear Garden Area

Raised lawn, detached stone bothy, timber and glazed greenhouse, ample parking and patio areas to side and rear.

Separate parking area to the front of the property with timber gates and

side drive leading to rear.

### Services

Subterranean gas tank supplying central heating and domestic hot water. Mains electricity, mains water, mains sewerage.

### Tenure

Freehold with the benefit of vacant possession upon legal completion.

### Council Tax

Band G payable to Ribble valley Borough Council.

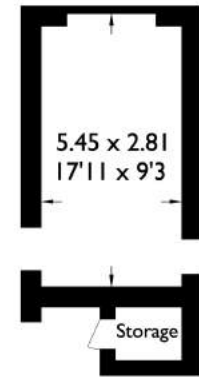
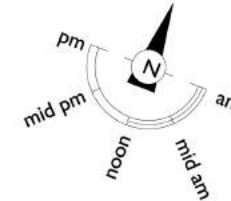
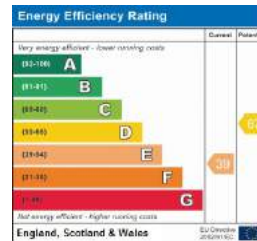
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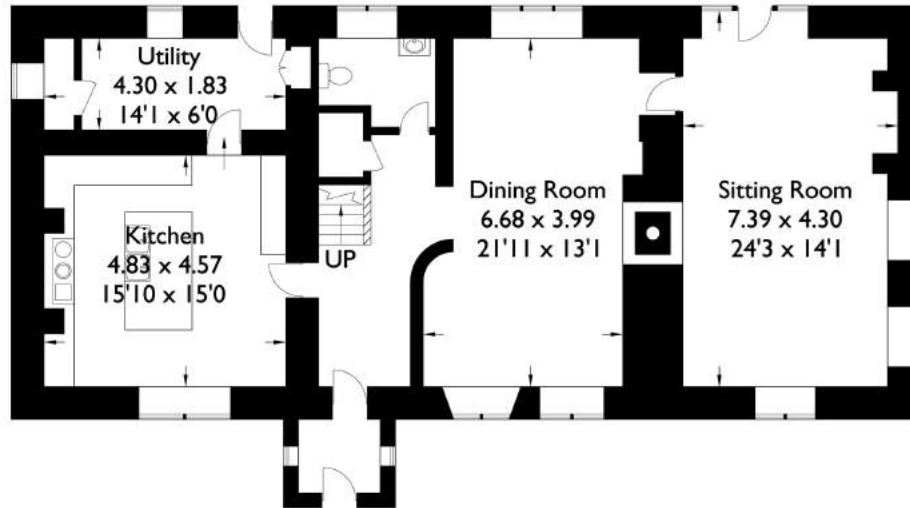
Approximate Gross Internal Area : 236.67 sq m / 2547.49 sq ft

Outbuilding : 17.01 sq m / 183.09 sq ft

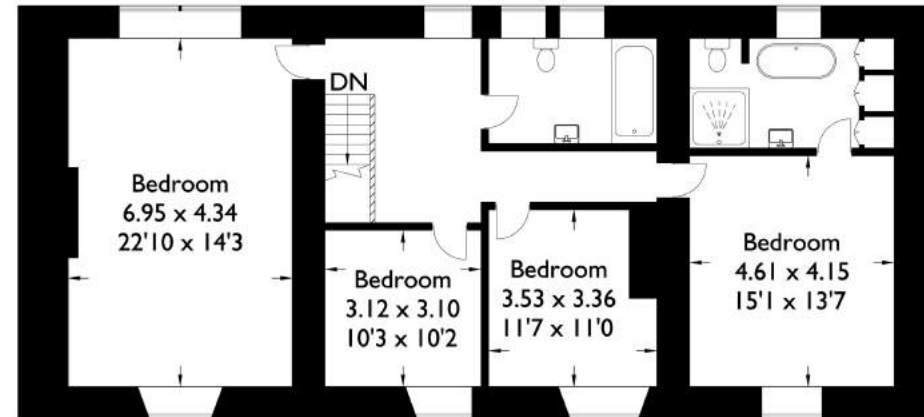
Total : 253.68 sq m / 2730.58 sq ft



Outbuilding



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 no responsibility is taken for any error.













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