



Bolton Fold Cottages

Longridge

Offers in the Region of: £499,950



**Pendle Hill
Properties**



Bolton Fold Cottages, Longridge
£499,950 Offers in the
Region of

A beautiful, spacious seventeenth-century, character filled semi-detached cottage located on the outskirts of Longridge briefly comprises two reception rooms, an open plan kitchen/dining/family room, utility room, dining room, downstairs shower room, master bedroom with dressing area, en-suite bathroom, three double bedrooms, shower room, study, mezzanine landing, large commercial garage with workshop, woodstore, two outbuildings , outside WC and large garden with decking and stone seating areas.



LOUNGE

A spacious lounge briefly comprises carpeted flooring with underfloor heating, two large triple glazed bay windows and ceiling light points.

KITCHEN/DINING ROOM/FAMILY ROOM

A traditional farmhouse style kitchen comprises a large Aga Range cooker, a range of base and wall mounted units with complimentary granite worktops, kitchen island, an integrated dishwasher, stainless steel sink with mixer tap, triple glazed window to the rear, ceiling light point and solid oak flooring throughout.

A separate dining/family space with large bay window overlooking the front aspect briefly comprises solid wood flooring, Velux window, a ceiling light point, and a radiator, as well as access the first floor via the mezzanine landing.

DOWNSTAIRS SHOWER ROOM

A downstairs shower room comprises a wet room style shower with overhead rainfall attachment, floating cabinet sink, low level WC, fully tiled walls and floor and towel warmer.

SECOND LOUNGE/RECEPTION ROOM

A second lounge with a feature original stone fireplace briefly comprises a multifuel log burner, triple glazed window, laminate flooring, vertical wall radiator, and ceiling and wall lights.

UTILITY ROOM

A generous utility boasts ample storage, base and wall mounted units with space for a washer and dryer, sink, laminate flooring, ceiling spotlights and an access door to the rear.

DINING ROOM

A large dining room with solid wood French doors opening onto the rear garden comprises laminate flooring, a radiator and ceiling light point.

MASTER BEDROOM WITH ENSUITE

A spacious master bedroom with unique features briefly comprises carpeted flooring, a large Velux window, wall lights and a separate dressing area with eave storage.

A fully fitted five-piece ensuite bathroom comprises a bath, walk in shower, cabinet sink, low level WC, bidet, half tiled walls, laminate flooring, wall and spotlights and towel warmer.

BEDROOM TWO

A large double bedroom with triple-glazed windows to the front briefly comprises laminate flooring, a ceiling light point, and a radiator.

BEDROOM THREE

A third double bedroom briefly comprises laminate flooring, ceiling light points, a radiator, and triple glazed windows to the rear.

SHOWER ROOM

A large shower room boasts a walk in shower cubicle, low level WC, cabinet sink, towel warmer, vinyl floor and wall and ceiling spotlights.

BEDROOM FOUR

A double bedroom with triple glazed windows to the rear comprises laminate flooring, ceiling light point and a radiator.

STUDY

A study with large bay window boasts carpeted flooring, ceiling light point, and triple glazed window to the rear.

EXTERNAL

The front of the property boasts ample space for multiple vehicles to park as well as a beautifully maintained garden.

To the rear of the property is a lawned garden with mature shrub borders, decked and stoned seating areas water as well as animal pens and wood store, three outbuildings including a WC with electricity.

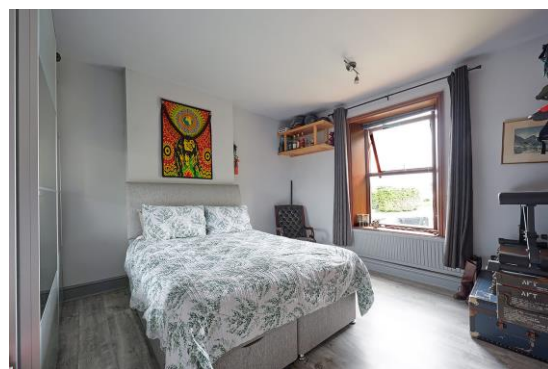
The property also boasts a detached commercial garage and workshop.

ADDITIONAL INFORMATION

Tenure = Freehold

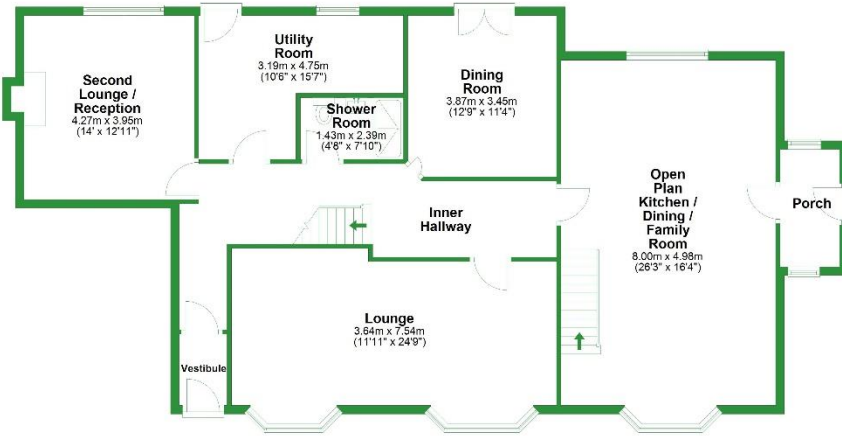
Council Tax Band = F

The property has a fully compliant septic tank.



Ground Floor

Approx. 140.1 sq. metres (1507.5 sq. feet)

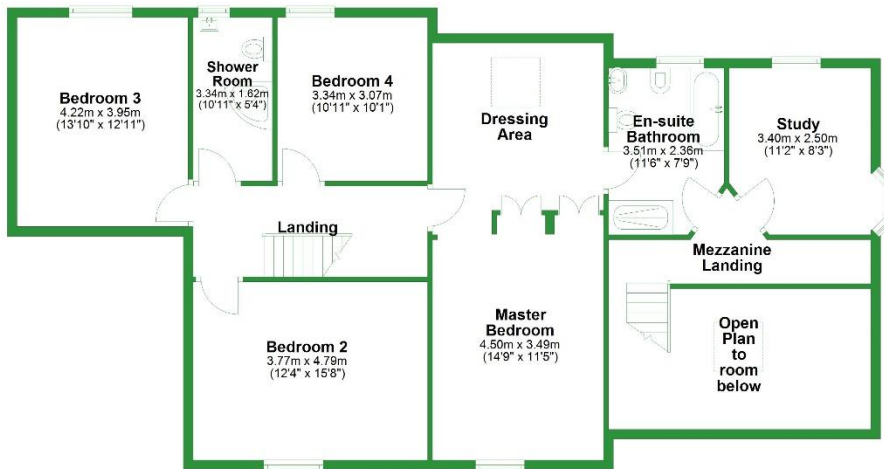


Total area: approx. 269.5 sq. metres (2900.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate. Plan produced using PlanUp.

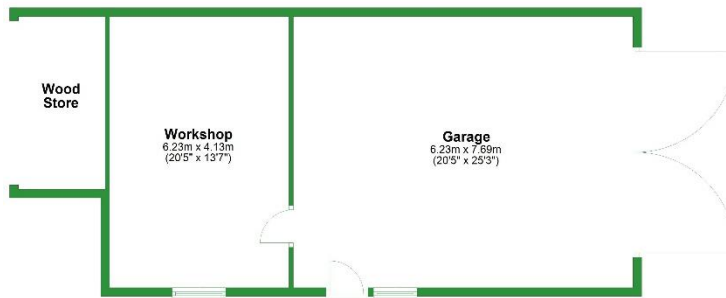
First Floor

Approx. 129.4 sq. metres (1393.1 sq. feet)



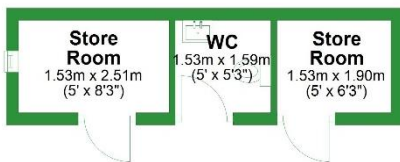
Garage and Workshop

Approx. 82.6 sq. metres (889.1 sq. feet)



Garden Buildings

Approx. 9.5 sq. metres (102.2 sq. feet)



Total area: approx. 92.1 sq. metres (991.3 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate. Plan produced using PlanUp.



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk