



## Copy Nook House, Bolton By Bowland

Price £575,000

This is a stunning individually designed four bedroomed detached residence invoking a real sense of space and light, being imaginatively designed in order to optimise the fabulous south facing open rear views towards Pendle Hill. The superbly presented accommodation which includes Villeroy & Boch bathroom fittings and bespoke fitted furniture by Langleys, briefly comprises open porch, hall, dining hall opening to an impressive galleried landing, living room, kitchen, utility, bedroom four/study, cloakroom, three first floor bedrooms (two with en-suite facilities), house bathroom, attached garage. (2,079 sq ft/193 sq m approx). EPC: E. Make no mistake, this is a home of very high quality.



# Copy Nook House, Bolton By Bowland

## Directions

From Clitheroe proceed along the A59 in the direction of Skipton. At Sawley take the left hand exit and proceed through the village, over the bridge crossing the River Ribble and follow the signs towards Bolton by Bowland. After approximately two miles proceed past the Copy Nook Hotel on the left hand side after which the property can be found on the right after about 100 yards.

## Services

Mains supplies of water and electricity with drainage to a septic tank. An oil fired central heating from a Warmflow oil central heating boiler to distinctively designed vertical column radiators and chromed towel radiators in the bathrooms. In addition there is electric underfloor heating to areas of the ground floor. RVBC Band: G. We are advised the tenure is Freehold.

## Additional Features

You will find a combination of halogen and LED down-lighting with satin finish light switch and plug socket covers, timber double glazed windows some with stone mullions, an alarm system, slate flooring to the hall, dining hall, kitchen and utility - all of these areas benefiting from electric underfloor heating. Villeroy & Boch sanitaryware, Langley fitted furniture and a Sky feed/installation.

## Location

Bolton by Bowland lies approximately seven miles from Clitheroe with easy access to the A59 and accessibility to the local primary school and secondary schools. A train service is available in Clitheroe and there are some fine dining establishments located nearby.

## Accommodation

As its name suggests, this fine home is situated within proximity of the renowned Copy Nook pub/restaurant on the approach to the village. A feature not immediately apparent are the fabulous views across sheep pastures front and rear and with the magnificence of Pendle Hill in the backdrop. A fabulous home of significant individuality and quality, family life is centred around an inclusive format with a fantastic flow of space. Approached through an open porch, the reception hall can welcome guests in style. Step into the dining hall and experience a feast of light and space as you witness the impressive bespoke staircase ascend to a lovely galleried landing. Light floods inwards from the three Velux windows, casement and French windows. A hugely inspired aspect of design that helps to define this amazing home. The attractive kitchen features fitted base and wall units to a contemporary style with a split level double electric oven, ceramic hob with extractor over, plumbing for a dishwasher and a stainless steel sink unit with mixer tap. The adjoining utility features a matching range of cupboards with a stainless steel sink unit and mixer tap and plumbing for washing machine. Rather conveniently you can access the attached garage from here.

The living room enjoys a dual aspect with those gorgeous views front and rear and a carved stone fireplace with a living flame gas fire. You will notice that the large study can easily be used as a bedroom (fourth) if that be required. It is currently fitted out as an office with an excellent range of Langleys furniture in beech. The linked cloakroom features a Bristan wall hung washbasin with monobloc mixer tap and a concealed cistern wc. With granite top.

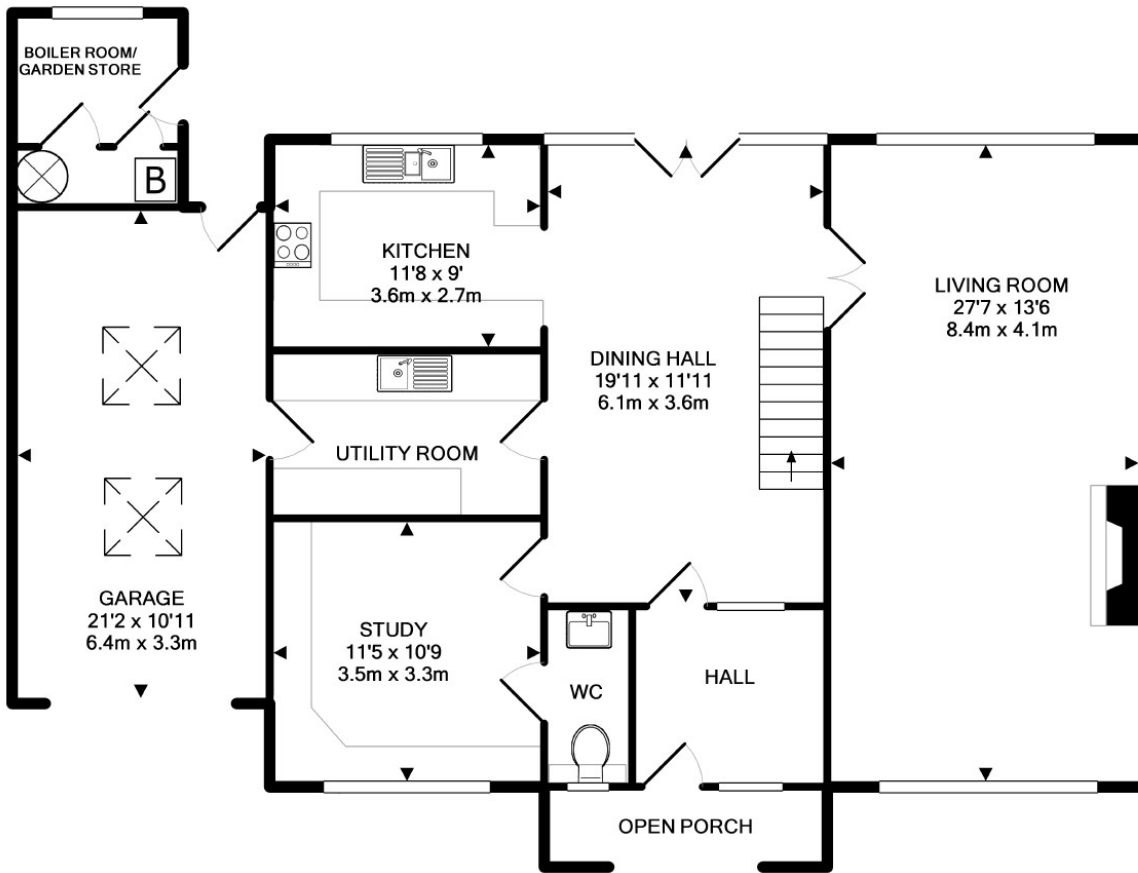
Ascending the staircase will reveal a large landing which in reality is a room in its own right. The luxurious master bedroom suite once again features a bespoke arrangement by Langleys, this time in maple including a fixed bed base, walk-in wardrobe and a subtle lighting system. The fabulous en-suite consists of twin washbasins by Villeroy & Boch, low suite wc and a glazed shower cubicle with a Hansgrohe thermostatic shower. Bedroom 2 has a built-in wardrobe, drawers and dressing table plus a three piece en-suite bathroom and Bedroom 3 has a lovely window-seat and built-in wardrobes. Somewhat conveniently it is situated next to the house bathroom which comprises a bath with thermostatic shower and glazed screen over, glass bowl basin with monobloc mixer tap and a low suite wc. Very special indeed.

At the front the garden has been designed with an attractively landscaped combination of pebbled surfacing with ample parking for up to four cars (there are two entrances for easy access), low planted borders with natural stone walls and external lighting with sensors. At the side of the property there is an attached single garage with remote controlled up-and-over door, power and light, tiled floor, two Velux roof lights and external door leading to the rear garden. Attached to the garage there is a boiler room/garden store in which is located the Warmflow oil fired central heating boiler and hot water cylinder together with slatted shelves, tiled floor, laminate worktops and a double glazed window to the garden.

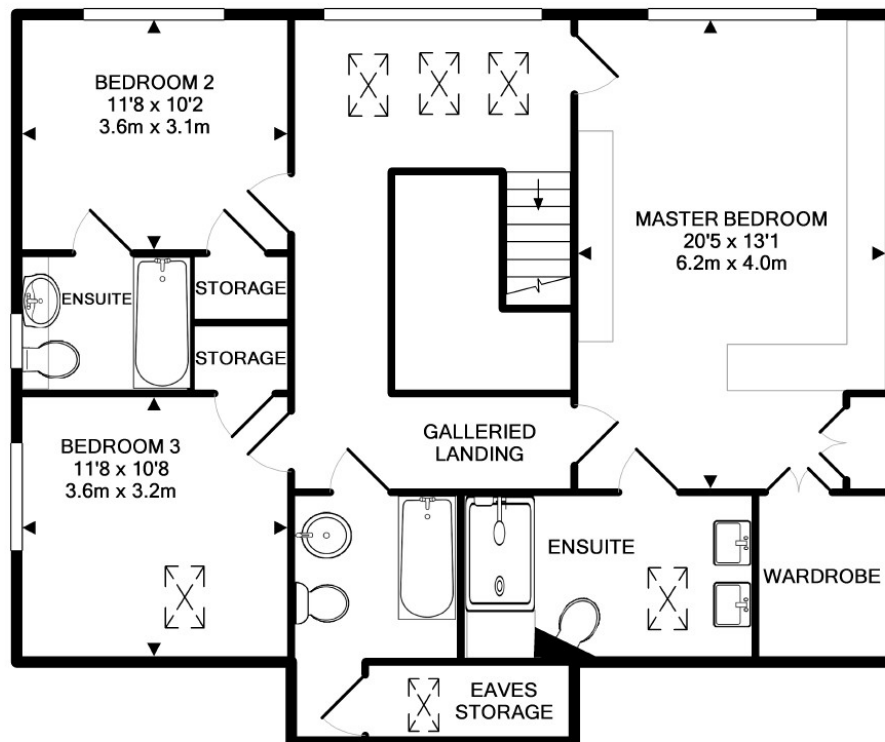
To the rear the south facing garden with stunning long range views towards Pendle Hill is designed with block paved circular fashioned patio areas with mature low planted shrubs providing a most colourful combination. Definitely a garden to sit out in and enjoys the captivating views and offering a relatively maintenance free design.

## Viewing

Strictly by appointment with the Agents.  
(20c14)



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	52	58		50	55
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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