

NEW ING FARMHOUSE

£425,000

Bolton-by-Bowland, The Forest of Bowland, BB7 4LU

A former farmhouse, now ready for refurbishment and tucked away in an idyllic rural setting surrounded by open countryside with lovely open views.

With some character features and spacious accommodation this is a wonderful and exciting opportunity to undertake a rewarding renovation project. Informal gardens to three sides and off road parking for four cars completes the picture. In all, 0.35 acres (0.14 hectares).

A picturesque location situated within the Forest of Bowland, an Area of Outstanding Natural Beauty.





Welcome to **NEW ING FARMHOUSE**

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If you are looking for a **refurbishment project** in a quiet, scenic location, New Ing Farmhouse may well be the one for you. The farmhouse has been let for many years; now vacant, it's ripe for upgrading and offers space, considerable potential, character, some lovely views and informal gardens. Our favourite things? Here are a few...

Period charm - there are ceiling beams, sash windows, oak doors with wrought iron door furniture and Suffolk latches, period fireplaces and pine floorboards in two of the bedrooms and an attractive staircase.

Room to spread out - with an approximate gross internal area of 1455 sq ft (135.2 sq m) there is a good-sized dual aspect **sitting room** with wood burner and space for a dining table as well as a **snug**. The fitted **kitchen** is open to the **utility/boot room** with a back door out to the garden. Also on the ground floor is a modern three piece **bathroom** and a separate **cloakroom**. There's scope to extend the present accommodation in a variety of ways, subject to planning approval.

Moving outside there is **off road parking** for four cars with Rolec electric charging point, a small stone and slate **outhouse** and wooden shed. **Informal gardens** surround the property on three sides with a decked terrace and mature trees. In all, 0.35 acres (0.14 hectares). It's a blank canvas ready for landscaping but provides good balanced outdoor space for a family house.

Location, location, location Bolton-by-Bowland is a **picturesque village** situated within the Forest of Bowland, an Area of Outstanding Natural Beauty - a scenic stretch of rugged, unspoiled countryside covering approximately 312 square miles of rural Lancashire and adjacent Yorkshire and is a very popular destination for walkers and cyclists. The village, a Conservation Area, has two village greens, the Coach and Horses public house and restaurant, a church dating from the 1500s, a primary school, the Tea Rooms/village store and a popular cricket club and ground.

Close to major road links, the village is **highly accessible** - Clitheroe 9 miles, Skipton 15.5 miles, Burnley 17.2 miles, Blackburn 17.8 miles, Leeds Bradford Airport 34.5 miles, Manchester 39.5 miles and Leeds 41.7 miles approximately. The nearest train station is at Clitheroe on the Northern Rail Ribble Valley line.

To find the property - from the middle of the village take Hellifield Road opposite The Coach and Horses public house and proceed for c. 0.25 miles where there is a left turning marked Fox Ghyll. Turn here and proceed up the private drive and New Ing Farmhouse is the second property on the right hand side.



You'll need to know...

- Mains electricity and water
- Private drainage to a septic tank. The current system does not comply with the General Binding Rules/Septic Tank Regulations 2020. A new waste treatment system will be have to be installed. This will be the responsibility of the purchaser
- Oil fired central heating with a wood burner in the sitting room
- The neighbouring property, New Ing Barn has planning consent to convert into two dwellings by Ribble Valley Council, ref. No. 3/2018/0079, dated 21/12/2018
- Council Tax Band C. Potential purchasers are advised to verify this information for themselves
- Private driveway with shared upkeep responsibility according to user

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



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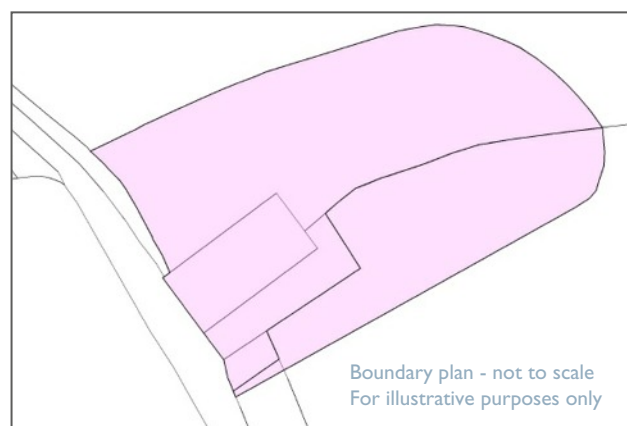
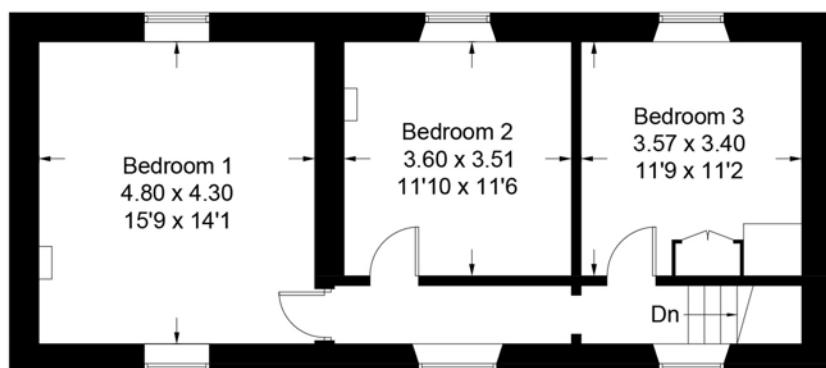
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New Ing, Hellifield Road, Bolton by Bowland, BB7 4LU

Approximate Gross Internal Area = 135.2 sq m / 1455 sq ft



First Floor

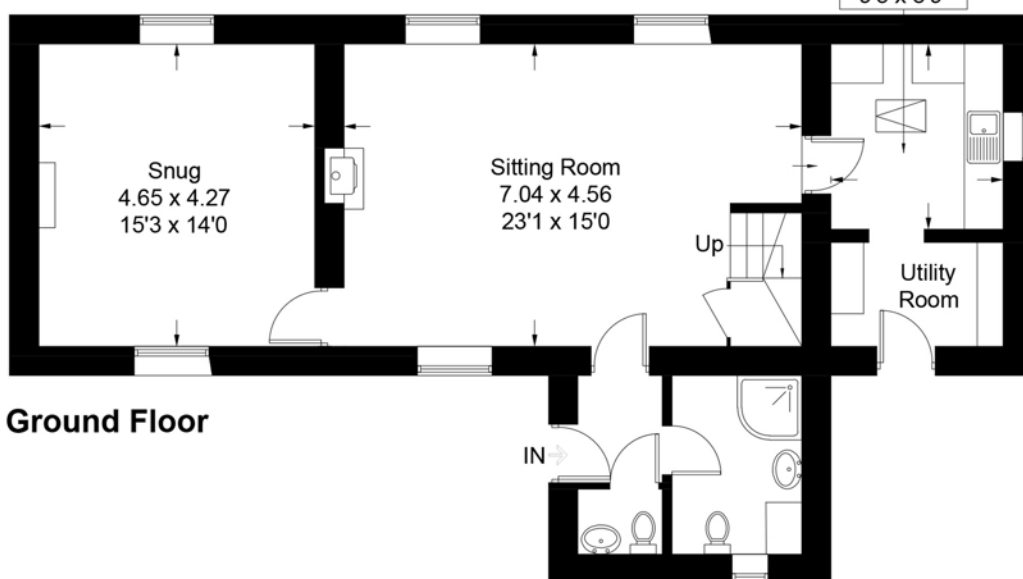
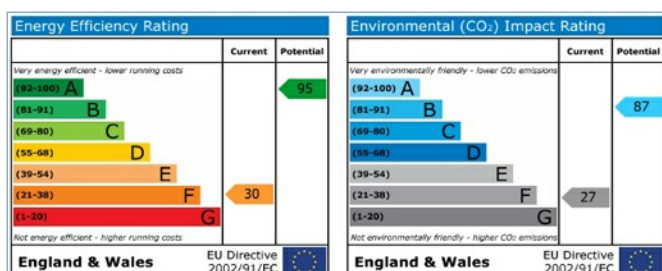


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID620866)



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