

Bowford Cottage, Carr Lane, Balderstone  
£435,000





With planning permission has been approved for a change of use to a full residential dwelling, Athertons are proud to bring to market this stunning three bedroom cottage set in the most magnificent countryside of Balderstone. Previous restricted to holiday dwelling status, this now full residential property is offered to the market with no living restrictions and would make a beautiful family home. The property oozes charm and character throughout from its exposed beams and stone walls to its large sweeping gardens with stunning countryside views. Early viewing is highly recommended to appreciate what this semi-detached cottage has to offer.

Bowford Cottage is set in the village of Balderstone, with views overlooking the surrounding fields and countryside. A beautifully quaint cottage dating back to the mid 1800's with traditional features throughout the property. An abundance of light makes this a welcoming bright family home.

On entering the property through the porch is a good sized kitchen diner with tiled floors, range of shaker style wooden base and eye level units with complementary worktops, Belfast sink and dual hob, oil fired AGA and plumbing for washing machine and dishwasher. Off the kitchen is the downstairs wc with dual flush wc and pedestal wash basin.

To the rear of the ground floor is the large lounge benefiting from rear and side windows allowing ample natural light, tiled floors, tiled open fireplace with decorative wooden surround, TV point and wooden stable door to rear garden.

Approached by a pitch pine staircase the first floor offers a wealth of character with traditional exposed beams and stone walls. The landing area gives access to all first floor rooms. Each of the three double bedrooms have fantastic views over the gardens or surrounding countryside with a three piece bathroom to one end and a good sized en-suite shower room off the master bedroom.

### **External**

To the front of the property is a small lawned garden as well as a gravelled driveway with ample parking space, leading to the front door. There is a stone pathway circling the property from front to rear. the dual skin oil tank is located to the rear of the property. To the rear of the property are lawned gardens with open aspects towards Longridge Fell and Parlick.

**Gross Internal Area Approximately 1327 sq. ft. (123.3 sq. m)**

### **Services**

Mains water, mains electricity, drainage to a septic tank, oil fired central heating

### **Tenure**

Freehold.

### **Council Tax**

TBC.

### **Viewings**

Strictly by appointment only.

### **Money Laundering Regulations**

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)







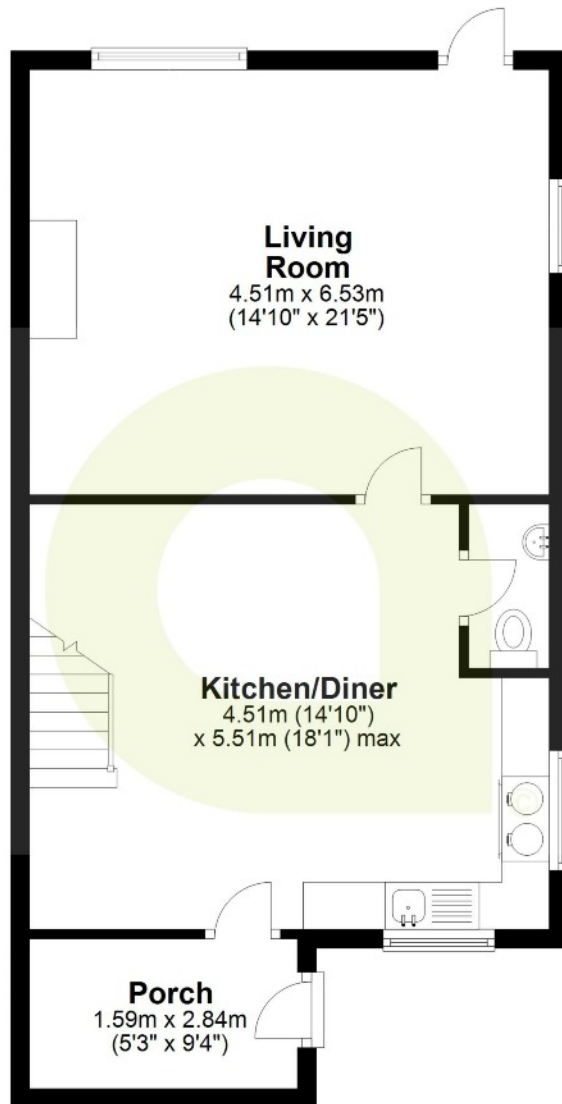






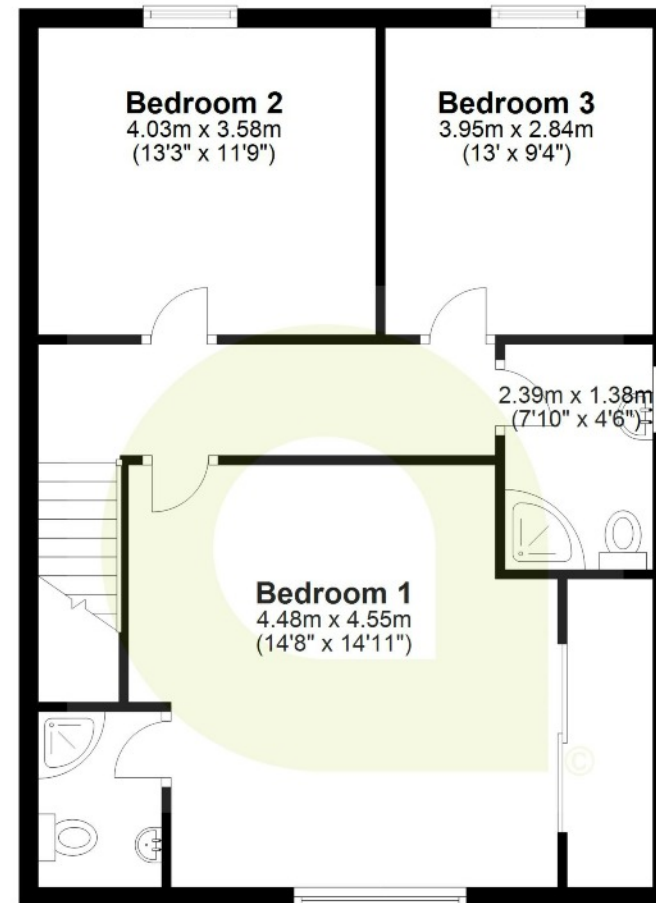
## Ground Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



## First Floor

Approx. 63.6 sq. metres (684.4 sq. feet)



Total area: approx. 123.3 sq. metres (1327.0 sq. feet)