



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## , Bolton By Bowland, BD23 4SQ

### £550,000

A GORGEOUS FOUR BEDROOM RURAL RETREAT

Situated close to the picturesque village of Bolton By Bowland, this charming four-bedroom barn conversion offers a delightful blend of country living and modern convenience. Spanning an impressive 1,249 square feet, the property boasts well-proportioned living accommodation, making it an ideal choice for families or those seeking a tranquil rural retreat.

As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the gorgeous conservatory, which overlooks the private rear garden and offers breath-taking views of the surrounding rolling countryside. This serene space is perfect for enjoying morning coffee or unwinding after a long day.

The property features four spacious bedrooms, ensuring that everyone has their own comfortable sanctuary. With two well-appointed bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The location is truly exceptional, surrounded by stunning countryside yet conveniently close to neighbouring towns, where you can find all the necessary amenities. This unique barn

# , Bolton By Bowland, BD23 4SQ

£550,000

 4  2  2  D

- Beautiful Rolling Countryside Views
- Charming Family Home
- Stunning Ribble Valley Location
- Four Bedrooms
- Ensuite to Main Bedroom
- Spacious Living Room Plus Garden Room
- Council Tax Band E
- Tenure: Freehold
- Private Off-Road Parking Plus Garage
- EPC Rating: D

## Ground Floor

### Entrance

Composite double glazed entrance door to the hallway.

### Hallway

6'2 x 5'3 (1.88m x 1.60m)

Central heating radiator, smoke alarm, tiled flooring, doors leading to snug, WC/Utility, and kitchen

### Snug

9'9 x 9'5 (2.97m x 2.87m)

UPVC double glazed window, central heating radiator, two feature wall lights, stairs leading to the first floor.

### WC/Utility Room

6'2 x 4'10 (1.88m x 1.47m)

UPVC double glazed window, low basin WC, wall mounted wash basin with traditional taps, plumbing for a washing machine and tumble dryer, floor-mounted oil-fired boiler, tiled flooring.

### Kitchen

10'8 x 9'7 (3.25m x 2.92m)

Two UPVC double glazed window, central heating radiator, wall and base units with beech wood work surfaces, Rangemaster range cooker with a five ring electric hob and warming plate, extractor hood and tiled splashbacks, ceramic Belfast sink with mixer taps, integrated dishwasher, space for two under counter fridge freezers, tiled flooring, open to dining room.

### Dining Room

12'8 x 7'4 (3.86m x 2.24m)

UPVC double glazed window, central heating radiator, spotlights, tiled flooring, door to living room.

### Living Room

20'1 x 17'7 (6.12m x 5.36m)

Three UPVC double glazed window, two central heating radiators, exposed beam, Clearview Vision 500 log burning stove set with a stone surround, six feature wall lights, door to conservatory.

### Conservatory

18'7 x 8'9 (5.66m x 2.67m)

UPVC double glazed surrounding windows, two ceiling windows, Ultraframe roof, two electric radiators, Karndean flooring, feature wall light, UPVC double glazed French doors to the garden.

## First Floor

### Landing

Loft access, spotlights, doors leading to four bedrooms, and a bathroom.

### Bedroom One

13'1 x 10'3 (3.99m x 3.12m)

UPVC double glazed window, central heating radiator, spotlights, two feature wall lights exposed beam, door to ensuite shower.

### Ensuite Shower

7' x 4'10 (2.13m x 1.47m)

Velux window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, corner direct-feed shower enclosure, extractor fan, spotlights, exposed beam.

### Bedroom Two

10'2 x 7'7 (3.10m x 2.31m)

UPVC double glazed window, central heating radiator, fitted storage.

### Bedroom Three

10'2 x 7' (3.10m x 2.13m)

Velux window, central heating radiator, fitted storage.

### Bedroom Four

8'7 x 7'5 (2.62m x 2.26m)

Velux window, central heating radiator, currently utilised as a walk-in wardrobe.

### Bathroom

11'8 x 6'11 (3.56m x 2.11m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, freestanding roll-top double bath with mixer taps and hand-held shower fitment, spotlights, extractor fan, exposed beam, tiled effect flooring.

### External

Laid to lawn rear garden with a range of bedding areas, a babbling brook with sleeper bridge, and an Indian stone patio. Private gravel chipped parking area for numerous vehicles (in front of the garage) plus a detached garage.

### Garage

28'10 x 16'11 (8.79m x 5.16m)

UPVC double glazed windows, recently cladded, log burning stove, ideal for a workshop or storage.



Tel: 01200422824

www.keenans-estateagents.co.uk