

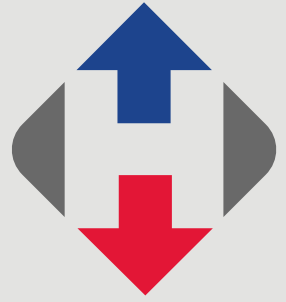
4 CLOSES HALL MEWS  
BOLTON-BY-BOWLAND  
BB7 4NG

£219,500



- Stonebuilt stable conversion
- Superb rural location
- Modern kitchen with appliances
- Open garage, garden & parking
- 2 double bedrooms
- Fully modernised throughout
- Underfloor heating
- 69 m2 (744 sq ft) approx.

A stunning stable conversion which formed part of the estate buildings for Closes Hall, set in this beautiful rural location with good access to the village and the A59 at Gisburn. This attractive property has been fully modernised to provide smart modern accommodation with a contemporary feel. To the front is a fully integrated kitchen with dining area and steps leading down to the lounge which has glazed French doors overlooking the rear garden. The first floor offers a master bedroom with views and an en-suite w.c and basin; there is a second bedroom and a 3-piece shower room with large walk-in shower.



Externally there is a garden with patio and lawn, an open garage/car port, allocated parking space and visitor parking. There are surrounding communal areas and a separate store room.

**LOCATION:** Leave Clitheroe along the A59 in the direction of Skipton turning left signposted Sawley/Bolton-by-Bowland. Proceed into Bolton-by-Bowland along Main Street past the Coach & Horses (on the right hand side) and continue up Gisburn Road (right hand fork). Continue past the village school for approximately ¾ mile and take the left hand fork by Closes Hall Lodge. Proceed for approximately ¼ mile before reaching Close Hall Mews. There is visitor parking to your right by the open garaging.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE:** Into:

**DINING KITCHEN:** 4.8m x 3.5m (15'10" x 11'6"); with modern range of cream gloss wall and base units with complementary laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, 2 electric fan ovens, integrated fridge freezer, dishwasher and washer/dryer, 4-ring induction hob with extractor over, tiled floor, space for dining table and chairs, staircase off to first floor and steps down to:

**LOUNGE:** 5.0m x 3.5m (16'3" x 11'5"); with windows to each side, glazed French doors opening onto the rear garden and television point.

**FIRST FLOOR:**

**LANDING:** With storage cupboard.







**BEDROOM ONE:** 4.3m x 3.5m (14'2" x 11'7"); excellent views and access to:

**EN-SUITE:** With low suite w.c. and pedestal wash handbasin.

**BEDROOM TWO:** 3.5m x 2.3m (11'4" x 7'8").

**SHOWER ROOM:** With 3-piece modern suite comprising low suite w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap and large walk-in shower with fixed glass panel and thermostatic shower with fixed shower head and separate hand held shower head, part-tiled walls, tiled floor, heated ladder style towel rail and recess spotlighting.

**OUTSIDE:** There is a covered entrance to the front with forecourt garden area and to the rear is an enclosed garden with patio, gravelled pathway and lawn with planting borders, timber boundary fence; there is an exterior oil central heating boiler and oil storage tank and gated access to the parking area. There is an open garage/car port, private allocated parking and visitor parking. Situated in a separate building is a storage room which belongs to this property and surrounding communal areas.

**HEATING:** Oil fired central heating with underfloor heating in the lounge and radiators on the first floor. The kitchen has electric underfloor heating.

**SERVICES:** Mains water and electricity are connected and there is a communal private drainage system.

**SERVICE CHARGE:** There is a monthly service charge for the drainage system, exterior lighting and communal areas and this service charge is £40 per month.

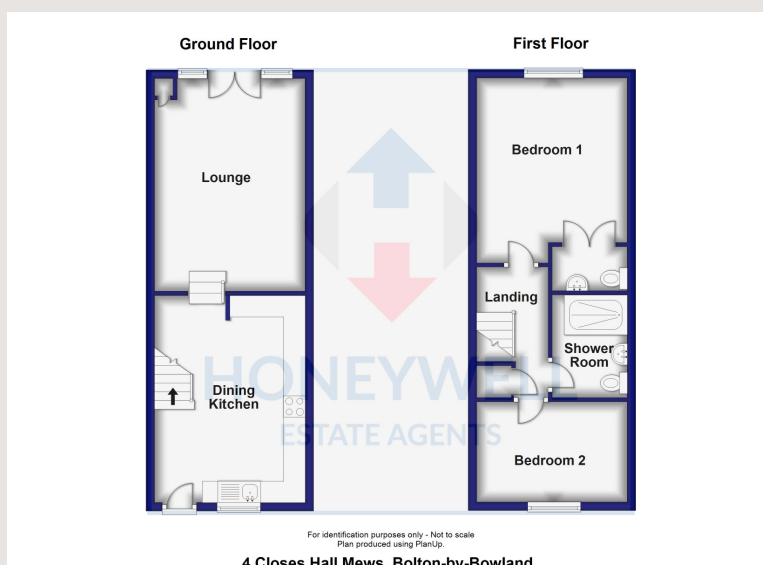
**COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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**4 Closes Hall Mews, Bolton-by-Bowland**

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CD/ZR/070319*

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