

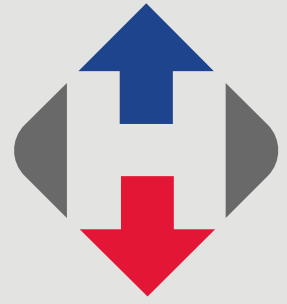
MEAR CROFT
HOLDEN
BOLTON-BY-BOWLAND
BB7 4PF

£495,000



- Beautiful detached bungalow
- 2/3 bedrooms, shower room & en-suite
- Spacious lounge with bay
- Outlooks across Holden Beck
- Dining kitchen, snug & study
- Ample parking, surrounding gardens
- Lovely rural location
- 101 m2 (1,087 sq ft) approx.

A stunning detached bungalow set in a generous plot in a fantastic rural location with outlooks to the rear across Holden Beck. The bungalow offers flexible accommodation with an entrance hallway leading to a spacious lounge with square bay window, an open fireplace and double doors leading to the study. On the opposite side of the hallway is a double bedroom, modern shower room and snug with log burner and French doors opening onto a balcony. At the rear is a good-sized dining kitchen with large breakfast bar with granite work surface and French doors opening onto the rear garden. Upstairs is the master bedroom with dormer window to the rear and en-suite toilet and basin.



Mear Croft is located in the small hamlet of Holden within the Forest of Bowland an Area of Outstanding Natural Beauty. The house has a driveway providing parking for 4-5 cars and a lawned front garden with flowerbeds and pathways. To the rear there is a tiered garden with various patios and decked area with lovely outlooks and direct access to Holden Beck. There is a cellar room accessed from the garden, a log store and potting shed.

The very popular Holden Clough Nurseries are nearby and the village of Bolton-by-Bowland is close with a primary school and The Coach and Horses Public House. Viewing is recommended.

LOCATION: Travelling from Sawley towards Bolton-by-Bowland turn left straight after the Copy Nook signposted Holden. At the fork keep left signposted Holden Clough Nurseries and the bungalow can be found on the right before Holden Clough.

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

ENTRANCE HALLWAY: Through half-glazed front door, dado rail and door leading to staircase off to first floor with cloaks storage cupboard.

LOUNGE: 4.7m x 4.9m (15'6" x 16'2"); with feature square bay to the front, fireplace housing open fire with cast iron inset and stone surround, wood panelled walls, television point and glazed double doors to:

STUDY: 2.1m x 4.0m (6'11" x 13'1"); with fitted bookshelves.

BEDROOM TWO: 3.6m x 2.6m (11'11" x 8'7"); with feature panelled walls, coved cornicing and outlooks across the front garden.

SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with wall-mounted chrome mixer tap, storage under and vanity mirror over, good-sized walk-in shower with fitted thermostatic shower with fixed showerhead, chrome heated towel rail, recessed spotlighting, extractor fan, tiled floor and part-tiled walls.

SNUG/BEDROOM THREE: 3.0m x 2.9m (9'9" x 9'8"); with feature fireplace housing cast iron log burner with slate hearth and attractive surround, television point, outlooks across the rear garden towards Holden Beck and glazed French doors leading to balcony.





DINING KITCHEN: 5.9m x 2.8m (19'5" x 9'3"); with a fitted range of cream gloss wall and base units with complementary hardwood work surface and under unit lighting, one-and-a-half bowl stainless steel mixer tap, integrated double electric oven with 4-ring ceramic hob with stainless steel and glass extractor canopy over, integrated freezer and dishwasher, large breakfast bar to seat 4 people with granite worktop, glazed French doors leading to rear garden, varnished wooden floor and recessed spotlighting.

FIRST FLOOR:

Staircase leading to:

BEDROOM ONE: 6.2m x 4.5m (20'3" x 14'10"); with feature pitched ceiling, dormer window to the rear with outlooks towards Holden Beck, range of fitted half height wardrobes and Velux window.

EN-SUITE TOILET: With low suite w.c., vanity wash-hand basin with chrome mixer tap, good-sized eaves storage cupboard, Velux window and tiled floor.

OUTSIDE: Wooden gates lead to a slate chipping driveway providing parking for 4-5 cars. Stone



paved steps lead to the front garden with stone paved pathway, lawn and planting borders. Access along either side of the house leads to an attractive tiered rear garden with decked area off the kitchen with steps down to a large stone paved patio area with mature planting borders, wooden spindles and balustrade and excellent outlooks overlooking Holden Beck with stone steps leading down to the Beck. There is an oil storage tank.

A CELLAR ROOM can be accessed from the rear garden which measures 3.6m x 3.0m (11'11" x 9'10") with plumbing for a washing machine, oil central heating boiler and hot water cylinder. There is a LOG STORE underneath the balcony measuring 6.2m x 2.1m (20'0" x 6'11") with electric, light and power. There is also a POTTING SHED with double doors, electric, light and power measuring 2.2m x 2.2m (7'4" x 7'4").

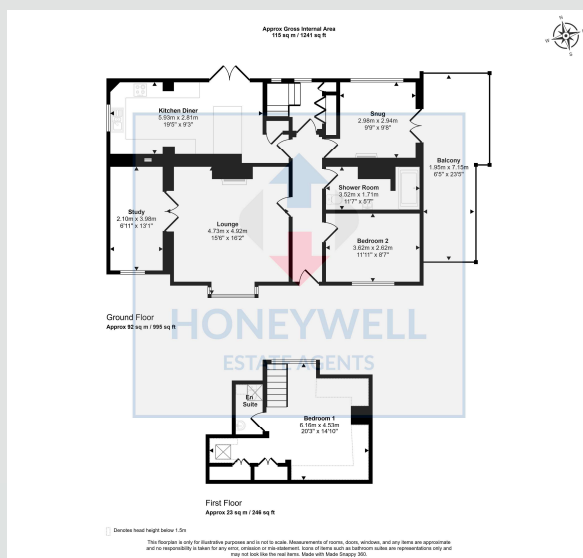
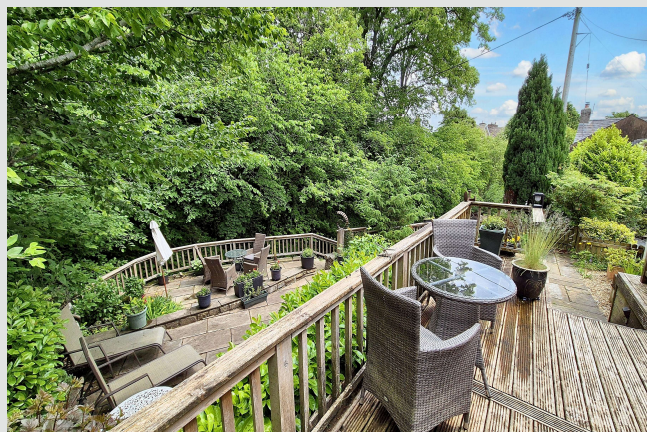
HEATING: Oil fired central heating system complemented by sealed unit double glazing to most windows.

SERVICES: Mains water, electricity and drainage are connected. There is no gas at this location.

COUNCIL TAX: Band E.

VIEWING: By appointment with our office.





Mear Croft, Holden, Bolton-by-Bowland, BB7 4PF
CD/CJ/040625

Selling Your House? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk



HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.