DETACHED FARMHOUSE WITH FAR REACHING VIEWS AND LAND OF AROUND 4.8 ACRES

Middlebanks Farm
Holden, Bolton by Bowland BB7 4PG

Freehold
Detached farmhouse with far reaching views and land of around 4.8 acres

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Kitchen breakfast room • Sitting room • Dining room • Snug room • Four bedrooms • Two bathrooms • Garaging • Gardens • Land of around 4.8 acres • EPC rating = E

Situation

Middle Banks Farm is beautifully positioned for rural life benefitting from uninterrupted views over the surrounding countryside. The property is situated within walking distance of the hamlet of Holden and the locally renowned Holden Clough Nursery. With many bridle paths and local walks from your doorstep over the surrounding open countryside, the location of this property will appeal to those looking for a lifestyle to embrace the outdoors being set within the Forest of Bowland (AONB) and with Stocks reservoir nearby. For the more adventurous Gisburn Forest is a short drive away providing mountain bike trails. The Yorkshire Dales National Park is approximately 10 miles away with the well known Three Peaks popular for walking, cycling and caving. Ideally situated for the commuter with access to the A59 and A66 providing excellent road links to Clitheroe, Settle, Skipton, Leeds, Manchester and Preston.

The village of Bolton by Bowland is located around one mile away with a village shop, Post Office and the well known local restaurant the Coach & Horses. The market town of Clitheroe is located around 8 miles away with a wider range of amenities including several supermarkets, a health centre, boutique shops, restaurants and a train station with hourly links to Manchester. A train station located in Skipton offers regular services to Leeds and London. Bowland High School is located just three miles away from the property, other schools in the area include Clitheroe Royal Grammar School and Stonyhurst College, along with primary schools in Grindleton and Chatburn. In addition, the locally renowned Giggleswick Independent School is located around 10 miles away with a bus service that collects locally.

Clitheroe; 7 miles, Skipton; 15 miles, Preston; 23 miles, Lancaster; 24 miles, Manchester; 39 miles,
Description
A detached family home, the original farmhouse has been lovingly restored by the current owners along with the stone barn. A full height entrance hall with stone flooring, oak carved staircase is one of the many fabulous features of the property. To the right of the entrance hallway, to what was originally the barn, is a large sitting room with exposed oak beams, oak flooring and feature fireplace with Italian marble surround and inset log burner, to the far end of this room steps down to an additional dining area. Located off the hallway is an inner hallway with an office and adjacent another room currently used as a hobby room which could be an additional bedroom.

To the left of the entrance hall is the original farmhouse and doorway through to the dining room with exposed oak beams and French doors leading out on to the garden and terrace. Adjacent to this room a cosy snug with oak flooring and cast iron open fireplace.

The breakfast kitchen has a range of fitted Secret Drawer solid oak units with complimenting marble work surface, oil fired AGA, double Belfast sink and integrated Miele appliances including combi oven, steam oven, warming drawer, coffee machine, dishwasher and two ring induction hob. Next to the kitchen is large pantry with fitted units, Belfast sink and limestone flooring. To the rear of the entrance hall is a useful utility room with fitted units and a downstairs cloakroom.

To the first floor an oak spindle staircase leads to the bedroom accommodation and a large open landing area with oak boarded flooring. The master suite has triple aspect windows offering views over the pretty gardens and surrounding countryside, a large en suite bathroom with an annexe dressing room. There are two further double bedrooms and a family bathroom.

External
The property is entered through electric gates and onto a cobbled driveway with ample parking space, in addition, a large double garage with adjoining garden store and gardeners WC. The pretty gardens to the rear of the property have tiered lawn areas with a stone pathway winding through and two water fountains. There is a vegetable garden and a large green house with a separate smaller one ideal for the keen gardener. Land of around 4.8 acres to the rear of the gardens.

Services
Mains electric and water. Private drainage and oil fired central heating.

Tenure:
Freehold

Local Authority:
Ribble Valley Borough Council

Viewing:
Strictly by appointment with Savills
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