



King Henry Mews, Bolton By Bowland, Clitheroe, Lancashire, BB7 4NR

Asking Price £635,000







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5 Bedrooms



3 Bathroom



0 Acres

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- Outstanding five-bedroom farm house in the desirable King Henry Mews development.
 - Approached by a private tree-lined drive with beautiful parkland and countryside views.
 - Bespoke handmade hardwood kitchen by Matthew Stevens.
 - Period features create a cosy yet stylish living environment.
 - Spacious first floor with principal bedroom including dressing area and ensuite, 2 further double bedrooms.



Nestled within the historic Bolton Hall estate, King Henry Mews offers an exclusive, peaceful setting with stunning parkland and countryside views. Approached via a private tree-lined drive, this charming property combines heritage character with modern comfort.

Occupying a quiet corner of the development with open views to the rear this well-appointed property briefly comprises:-

Ground Floor

Part glazed entrance door leading to entrance hall with Slate tiled floor. Separate cloaks cupboard, Ground floor W.C. and understairs store.

To the rear of the property is the superb bespoke handmade hardwood kitchen by Matthew Stevens. Beautifully presented with central island unit containing prep sink with tap, hardwood worktop and seating area. There is a separate pantry containing fridge freezer and attractive wood and painted wall and base units with black granite worktops. There is a superb economy 7 black Aga Cooker (available by separate negotiation), and integrated dishwasher.

Off the kitchen is a well-equipped utility room and there is a door to the back garden.

Adjoining the kitchen is a light and airy dining room with door to rear garden and connecting double doors to the sitting room. The sitting room is spacious but cosy with beamed ceiling, window to front elevation and feature brick lined fireplace with wood burning stove.

First floor

Accessed via a feature Oak staircase with attractive exposed stone wall the first floor landing is spacious. On the first floor there are spacious double bedrooms including the principal bedroom which has a dressing room as well as an attractive ensuite shower room. There is also a super 4 piece house bathroom with feature slipper bath, separate shower and attractive tiling.





Second floor

Off the top landing is a large bedroom with Velux roof windows, storage under eaves and beamed ceiling. Also accessed from the landing is bedroom 5, again a spacious room with Velux windows. There is a separate house shower room with W.C. and a large walk in storage cupboard.

Outside

The rear garden is superb. Designed and installed by John Everiss a regular at the Chelsea Flower show, there is a large rear patio and beautifully landscaped garden with an abundance of plants. Hidden in the garden is the air source heat pump which supplies heating and hot water to the house.

To the front there are communal gardens and two allocated parking spaces within the courtyard.

The owners have obtained estate permission (Under permitted development rights) for an Orangery type extension to the rear of the property.

Just 7.5 miles from Clitheroe, Bolton by Bowland is a picturesque village offering scenic walks, riverside paths, and a welcoming community. There is a superb local pub the Coach & Horses Country Inn and the area is perfect for families, outdoor enthusiasts, or anyone seeking a quiet country lifestyle.

For families, the area benefits from well-regarded local schools, including excellent Primary Schools, Bowland High and Clitheroe Royal Grammar School, Stonyhurst College and Oakhill School nearby, making it convenient for children of all ages.

Transport links are good for a rural location: the A59 provides direct access to Clitheroe, Skipton, and the M6 motorway for commuting further afield. Clitheroe railway station connects to the Ribble Valley Line, offering services to Blackburn and Manchester, making it practical for commuters while retaining a peaceful village lifestyle.



General Remarks

Services: The property has the benefit of mains water and electricity, Sewerage is by way of communal septic tank system. Heating and hot water system is by way of an Air Source Heat Pump.

Parking allocated and number of spaces : Shared parking with 2 allocated spaces.

Construction Type : Stone walls and slate roof.

Building Safety: None known.

Restrictive Covenants : There are some restrictions on development and obligations with service charge.

Listed building : The property is not listed.

Conservation Area / National Landscapes : The property is in an Area Of Outstanding Natural Beauty.

Easement, and Wayleaves or Rights of Way : There is a common right of access up the drive and across the court yard area.

Footpaths / Bridleways : There is a common right of access up the drive and across the court yard area.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None known

Coal field / mining area : None known.

Communications :

Broadband: Ultrafast 1000Mbps available in the area

Mobile signal: EE, Three, Vodafone and O2 available in the area

B4RN : vendor advised the property is connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion. Monthly service charge to King Henry Mews Management Association (KHMMMA) of £126.54 for upkeep and maintenance of communal and amenity areas, common utilities (septic), driveways, fencing, walls, borders and gardens, includes provision to long-term sinking fund for major repairs. Sinking fund managed by the Residents Committee on behalf of Bolton Hall Estates (BHE) (Landowner of communal land).

Local Authority: Ribble Valley Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [//initiated.racing.decks](https://www.what3words.com/#!/initiated.racing.decks)

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

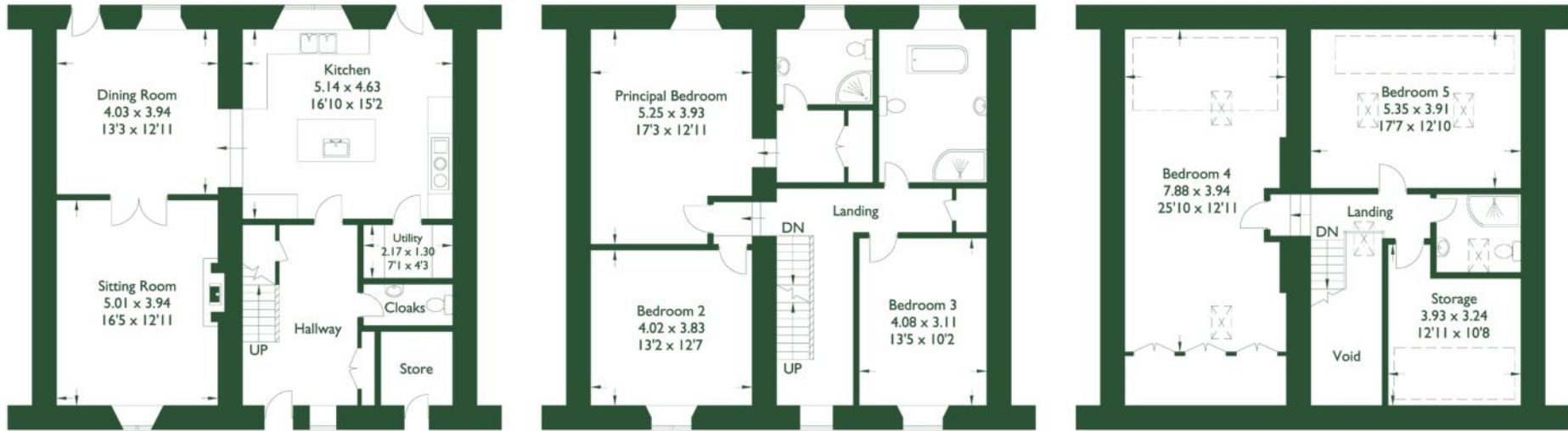
SUBJECT TO CONTRACT



6 King Henry Mews

Approximate Gross Internal Area : 261.41 sq m / 2813.79 sq ft
 Total : 261.41 sq m / 2813.79 sq ft

 Restricted Head Height



Ground Floor

First Floor

Second Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Abarnett.co.uk

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