

# Greenwood House

Region: The North West Sleeps: 10

## Overview

Set on the outskirts of the Forest of Bowland, an Area of Outstanding Natural Beauty, Greenwood House is decorated to reflect the peace and serenity of the local area and sleeps up to ten guests. As a Grade II listed building, you will find a perfect blend of traditional features combined with classic modern décor, a dreamy spot to spend your holiday.

Drive up the woodland path to the stepping stone walkway that leads you through beautiful gardens and into your holiday home. An entrance porch with room for wellies and shoes leads you through the hallway and into a lovely open-plan kitchen and dining area. A lovely panoramic window pours light onto the tasteful ten-seater dining table, creating a wonderful setting for a classic roast dinner or lively evening meal. The kitchen is done to a high specification with a shimmering marble-topped island, a wood-burning stove and a gas range cooker. There is even a cosy three-seater sofa to chat on with a glass of wine while dinner is prepped.

Spend your evenings by the warmth of the fire in the tasteful lounge, where you can put the world to right with a glass of wine. A breakout snug benefits from a cosy corner sofa where the family can cuddle up for a movie night or board game. With a choice of books available to borrow, this is also a great spot for some alone time in the peace and tranquillity of the house. A further boot room with another fireplace offers an additional breakout area, ensuring large groups can separate and come together with plenty of options.

The sleeping accommodation is spread across thoughtfully designed bedrooms. A fantastic king-size sleigh bed can be found in the first of the double rooms with a lovely dressing table and chairs. A further king-size double room shares a lovely marble-tiled family bathroom with a freestanding bath and double shower, complete with luxurious heated towel rails. A master suite with king size bed and en-suite benefits from a balcony that overlooks the gardens. Start your morning on the table and chairs here and sip a coffee in peace and serenity whilst looking out over the local fields. A further two king-size rooms share an additional beautiful Jack and Jill bathroom complete with a freestanding bath and shower.

Step out into the stunning mature gardens that boast far-reaching views of the local countryside, with two patio areas, a BBQ and fire pit allowing you to take the entertainment outside, chatting, roasting marshmallows and making the



most of the lovely natural setting. Take a seat on the outdoor furniture provided and drink in the scene with a glass of wine or a morning cup of tea. With private parking for up to six cars and a private garden, Greenwood House is as convenient as idyllic.

The village of Bolton by Bowland has a great pub, the Coach and Horse, which offers award-winning food and delicious local ales. The local area boasts a range of beautiful walks, hikes and bike rides to get out and discover.

## Facilities

Villa/House • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • <1hr to Airport • Hairdryer • TV • Indoor Games •  
Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) •  
Parking Space • Rural Location • Walking/Hiking Paths • Cycling

# Interior & Grounds

## *Ground Floor*

- Entrance porch with a boot room
- Kitchen and dining area with a ten-seater table
- Snug with a TV and corner sofa
- Lounge with a wood burning stove
- Boot room with a wood burning stove
- Downstairs WC



## *First Floor*

- King size bedroom with an en-suite and private balcony
- King size bedroom with a sleigh bed
- Three bedroom's with a king-size bed
- Two family bathroom's with a bath and shower

## *Exterior Grounds*

- Private garden with two patio areas
- Open-air parking for six cars
- Garden furniture
- Fire pit
- BBQ

## **Additional Facilities**

- Wi-Fi
- TV's
- Highchair
- Travel cot
- Reading material and games
- Iron
- Bed linen included
- Hairdryer
- Dishwasher
- Fridge Freezer
- Refrigerator
- Toaster
- Microwave
- Bed linen and towels
- Central heating



## Location & Local Information

There is so much to explore in the unspoilt local countryside of the Forest of Bowland. Just a short distance away from the house, you will find the bustling market towns of Clitheroe and Settle.

Take a trip up the hillside to the free entry to Clitheroe Castle, a crumbling ruin of a Medieval Castle with a Museum on the grounds and stunning panoramic views of Ribblesdale's historic landscape.

Keen walkers and cyclists will find a treasure trove of routes through the nearby Gisburn Forest, with deep woodland and challenging hills providing award-winning mountain bike routes to test all abilities. For further physical fun, head off to the gorgeous Yorkshire dales and take on one, or all three, of the Peaks, Ingleborough, Wharfedale and Pen-y-Ghent.

Take in the breathtaking limestone scenery, sweeping valleys, waterfalls and ancient woodlands. Grab a pair of hiking boots and take one of the many trails to explore the area to its fullest!

The town of Kirkby Lonsdale is a half-hour drive away, where you can roam the independent shops and restaurants. There you will find a delightful nature trail at Devil's Bridge which leads you to a breathtaking 300ft Mynach waterfall.

A visit should not go by without a trip to the Lake District with its most famous spot Windermere, an hour and a half away. There are activities to keep everyone busy, including sailing, horse-riding, kayaking and hill walking. Choose from taking in the stunning Lake Windermere by air or water, from a breathtaking Gyroplane experience to a relaxing ride on one of the many steamers available at the pier at Bowness-on-Windermere. Or stay on dry land and hire a local bike and enjoy some of the western shore cycling routes of Windermere and Grizedale Forest, which are particularly good for family-friendly routes.

For a trip to the beach, Morecambe Bay is well worth a visit, just under an hour in the car, with a sweeping coastline and views of the spectacular Lakeland Mountains, a perfect spot to sit on the promenade with fish and chips and take in the view.

Afternoon tea can be taken at the iconic Midland Hotel for delicious cakes and sandwiches, and it would be rude not to take a photo opportunity at the statue of a funny man and local hero Eric Morecombe found on the promenade.



## Local Amenities

Nearest Airport	<b>Leeds Bradford Airport (56 km)</b>
Nearest Train Station	<b>Long Preston Station (7 km)</b>
Nearest Village	<b>Long Preston (7.6 km)</b>
Nearest Town/City	<b>Skipton (25.8 km)</b>
Nearest Restaurant	<b>The Plough (4 km)</b>
Nearest Bar/Pub	<b>Crow Trees Inn (5.5 km)</b>
Nearest Supermarket	<b>Sainsbury's (16.5 km)</b>
Nearest Beach	<b>Morecambe Beach (57 km)</b>
Nearest Golf	<b>Settle and Giggleswick Golf Club (13 km)</b>

## What we love

- Drive up the long woodland path to your holiday retreat and bask in the tasteful décor and gorgeous gardens
- Relax on a soft sofa with a good book and a glass of red, with a choice of two lounge areas
- The garden offers far-reaching views of the beautiful local countryside
- With the Lake District, Yorkshire Dales and AONB close by you will be spoilt for choice on places to roam and explore
- The tastefully decorated bedrooms boast period feature wooden beams and stylish flourishes, offering a peaceful place to enjoy an excellent night's sleep

## What you should know...

- Some of the bedrooms have sloped ceilings providing some restrictive head height
- There are no ground floor bedrooms

# Terms & Conditions

- Security deposit: £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 3:00 PM
- Departure time: 10:00 AM
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Yes, though please note it may be limited due to the house's rural location
- Minimum stay: 3 nights
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay
- Stag & Hen Do's Allowed? : With prior approval & agreement to limit any noise past 10pm outdoors due to quiet rural location