



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Two Bed Mid-Terraced Cottage
- Beautiful Semi-Rural Location
- Brimming with Charm & Character
- Two Reception Rooms & Conservatory
- Flexible Garden Room/Home Office
- Large Garden Plot with Outbuildings
- Attached Double Garage to Rear

LONGMEANYGATE,
MIDGE HALL

£280,000



Longmeanygate, Midge Hall



Longmeanygate, Midge Hall



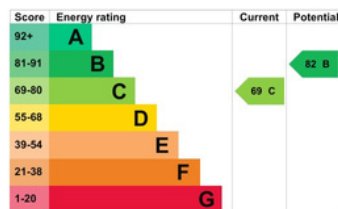
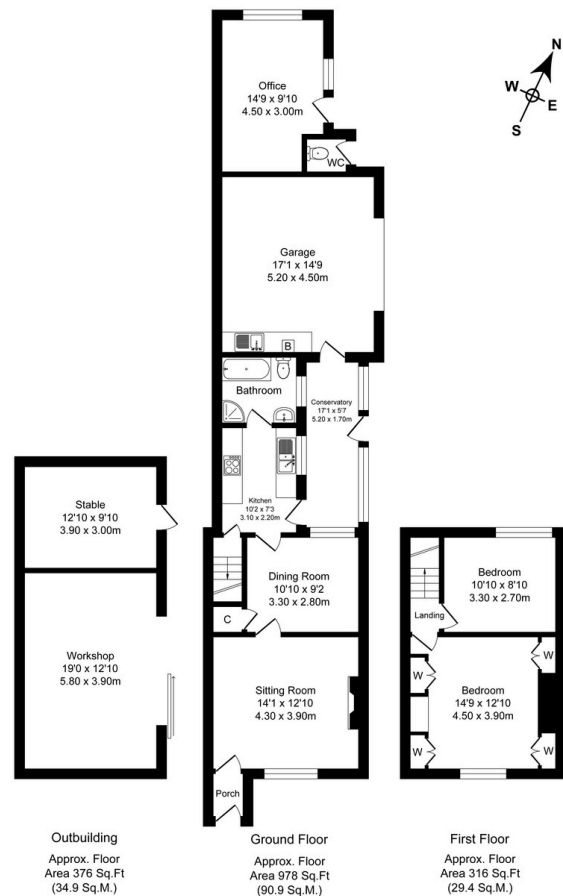
Longmeanygate, Midge Hall



Longmeanygate, Midge Hall

Total Approx. Floor Area 1670 Sq.ft. (155.2 Sq.M.)

Surveyed and drawn by Lens Media 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.



Nestled within the delightful village of Midge Hall, this beautiful mid-terrace cottage dates back to circa 1900, effortlessly exuding character and charm from every crevice of its rustic façade. Beauty here is far from skin deep, however, with the somewhat modest exterior belying a home of great depth and flexibility, with accommodation extending to circa an impressive 1,670 square feet in total and a magnificent garden plot which must be seen to be appreciated, including a number of outbuildings and abutting stunning countryside.

The property occupies a quiet position within this highly desirable village, pleasingly set back off the main stretch of Longmeanygate on a no-through road. Despite its country credentials, the property is anything but isolated, being within easy reach of the bustling town centre of Leyland, with its abundance of shops and amenities and being particularly convenient for access to the motorway network, which is always an important consideration for those with a commute to consider, providing ease of access throughout the North-West, including major commercial centres such as Manchester, Bolton and Preston. After a hectic day in the office, one is never short of a peaceful retreat, with the picturesque surroundings providing ample options for those relaxing evening strolls with the pooches.

The property itself is presented in lovely condition throughout, with our clients' considered selection of fixtures, fittings and décor resulting in the creation of an authentic and tasteful home which offers all of the modern appointments required in the 21st century, blended seamlessly and sympathetically with those delightful character features one would expect of a home of this era. One enters via the entrance porch and proceeds through into the gorgeous 14' sitting room, where one is swathed in the warm and inviting ambience which is so prevalent throughout, aided in no small part by the feature fireplace with its Oak mantle and inset log burner, providing the perfect focal point to the room and conjuring images of frosty winter evenings huddled around a roaring fire. The adjacent dining room provides space for those intimate dinner parties when one has the urge to entertain for the evening, whilst there is also a 17' conservatory to round off the reception areas, an ideal spot for relaxation or contemplation, perhaps in which to relax with a brew and one's current novel of choice.

The country-style kitchen captures the atmosphere perfectly, being fitted with a range of wall and base units in dark blue, which is very on trend, complemented by the solid wood work surfaces and incorporating a host of integrated appliances, including double electric oven, halogen hob with overhead extractor canopy, microwave, fridge and freezer. Inset spotlighting and Karndean Oak-effect flooring completes the stylish look. The bathroom concludes the ground floor living spaces, being fitted with a four-piece suite in classic white, comprising of WC, vanity wash hand basin, panelled bath and separate shower cubicle with electric Mira shower unit.

Up on the first floor, one will discover the two double bedrooms, both of which are bright and appealing and benefit from built-in furniture.

It is outside, however, where this special property truly excels, boasting a stunning garden plot which extends to circa 0.15 acres and includes a number of outbuildings, including a 19' workshop and a stable, providing ample opportunity for work or leisure use. Adorned in wisteria, an attached garage with electrically operated door provides secure parking for two vehicles, as well as a handy utility area and garden WC, whilst there is also a flexible 14' garden room which could be utilised for a plethora of purposes, including a home office/studio or even a guest bedroom/annex.

The front garden is low-maintenance with mature shrubs and trees, as well as privet hedging to the perimeter, but it is the magnificent rear garden which commands all the plaudits and is sure to score highly with any green-fingered buyers, affording a variety of different areas for relaxing, working or gardening, including generous lawned areas, mature planting and ornamental pond. One may even wish to create their own allotment space and enjoy a taste of the good life or perhaps own some chickens or similar. The pergola is perhaps this home's best kept secret, however, secreted away at the bottom of the garden and draped in foliage, reminiscent of a Mediterranean hideaway and a truly romantic setting in which to spend those summer evenings on the Indian stone flagged patio with tapas and a bottle of wine whilst hoping for a glimpse of the deer which frequent the adjoining fields.

The ability of a property to enchant is a rather special quality indeed, something which is hard, if not impossible, to replicate through décor, fixtures or fittings, instead being an enviable quality which is engrained within its make-up. This unique home is one such property and, with so much to offer, including the benefit of no onward chain, we would highly recommend an internal inspection to appreciate its many facets.



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