



BRIGHOUSE  
WOLFF

Chancery Cottage Daub Lane, Bispham, Lancashire L40 3TQ  
Reduced To £585,000



A charming and much extended semi-detached cottage which is set upon an impressive plot in a much sought after rural location with stunning countryside views.

Set upon Daub Lane in stunning Bispham near Mawdesley, the property enjoys stunning views over the surrounding countryside and fields yet is set within easy access of a variety of amenities. The property is located within a short distance of Mawdesley centre, whilst Croston & Ecclestone villages are located nearby. Rufford railway station provides easy access into Liverpool & Preston city centres, whilst the Motorway network is also situated within a relatively short drive.

The extended accommodation which is light, spacious and flexible throughout briefly comprises; Covered porch, hallway, lounge, dining room, fitted kitchen, garden room and wc/cloaks to the ground floor. To the first floor are two double bedrooms plus office and a large family bathroom suite, whilst to the exterior are well maintained and mature private garden areas to three elevations. Parking is provided by a driveway for several vehicles and large brick built garage.

The property further benefits from oil fired central heating and double glazing.

Early viewing is essential to avoid the disappointment of missing out on this once in a generation opportunity. .

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

An open and covered porch provides access into the property.

##### HALLWAY

Stairs lead to the first floor, access door into ground floor accommodation, ceiling light point.

##### LOUNGE

14'7" x 13'4" (4.47 x 4.08)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

##### DINING ROOM

12'3" x 9'10" (3.75 x 3.00)

Double glazed patio doors to the rear elevation, radiator panel & ceiling lighting.

##### FITTED KITCHEN

14'10" x 13'10" max sizes (4.53 x 4.24 max sizes)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, tiled flooring and partial tiling to walls. Breakfast bar, electric hob, integrated oven, extractor chimney, sink and drainer unit and ceiling lighting throughout.

##### GARDEN ROOM

12'4" x 10'2" (3.78 x 3.10)

A light and spacious room to the rear elevation with double glazed windows and doors, ceramic tiled floor and ceiling lighting.

##### WC

Fitted with a two piece suite comprising; low level wc & wash basin.

#### FIRST FLOOR

## STAIRS & LANDING

Stairs lead to a landing area which in turn provides access to all first floor accommodation.

## BEDROOM TO FRONT

14'1" plus alcove x 11'2" (4.30 plus alcove x 3.41)

Double glazed window to the front and side elevations, radiator panel & ceiling lighting.

## STUDY/OFFICE

10'0" x 7'3" (3.06 x 2.22)

Double timber and glass doors lead into the bedroom area, ceiling lighting, timber flooring, large Velux style skylight.

## BEDROOM TO REAR

11'8" x 6'9" plus 12'3" x 9'9" (3.57 x 2.08 plus 3.75 x 2.99)

Windows to the front and side elevations, radiator panel & ceiling lighting. The initial area opens into another section with timber flooring, large Velux style skylight and under eaves storage area.

## BATHROOM

12'11" x 10'6" (3.95 x 3.22)

An impressively large main family bathroom suite comprising roll top freestanding bath, low level WC, wash basin, timber flooring, ceiling light point and double glazed window.

## EXTERIOR

### PARKING & GARAGE

To the front of the property and accessed via double timber gates is a large gravelled driveway which can accommodate several vehicles.

The driveway leads to a large detached brock built garage with double timber doors, power & light and storage areas above.

## GARDENS

Th property is situated directly adjacent to fields and open countryside and enjoys very generous private gardens to three elevations. The majority of the garden areas are mainly laid to lawn with hedge and wall enclosure,

well stocked flower, shrub and tree borders along with brick built storage shed and summer house.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West lancs Council website 2024/25

Band: D

Charge: £2,233.07

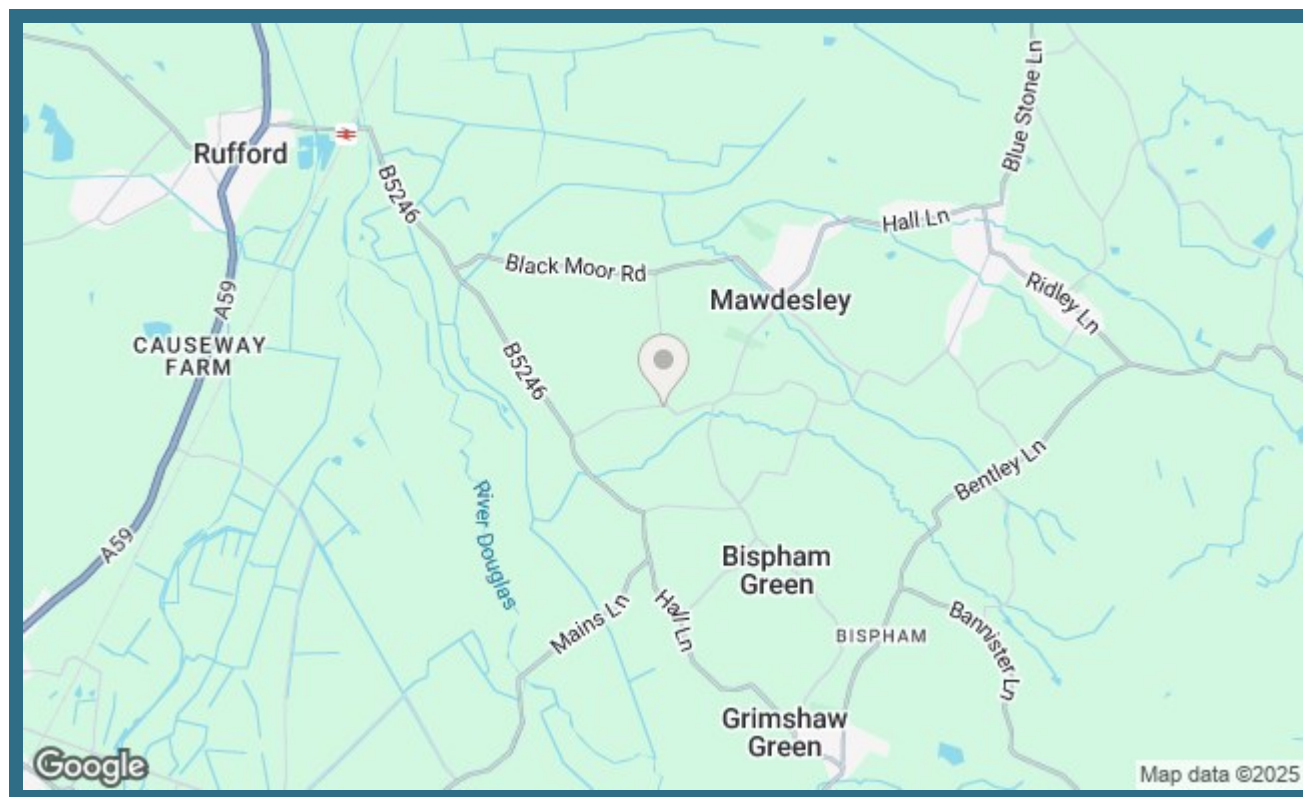
### BROADBAND

Standard Broadband Available -Ofcom website.

### CONSTRUCTION

Brick with pitched roof.

### VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         | <b>44</b> | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



