

**FOR SALE**

1, Moorhey Cottages, Bretherton, PR26 9AE





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*Gorgeous equestrian home in highly coveted rural village location.*



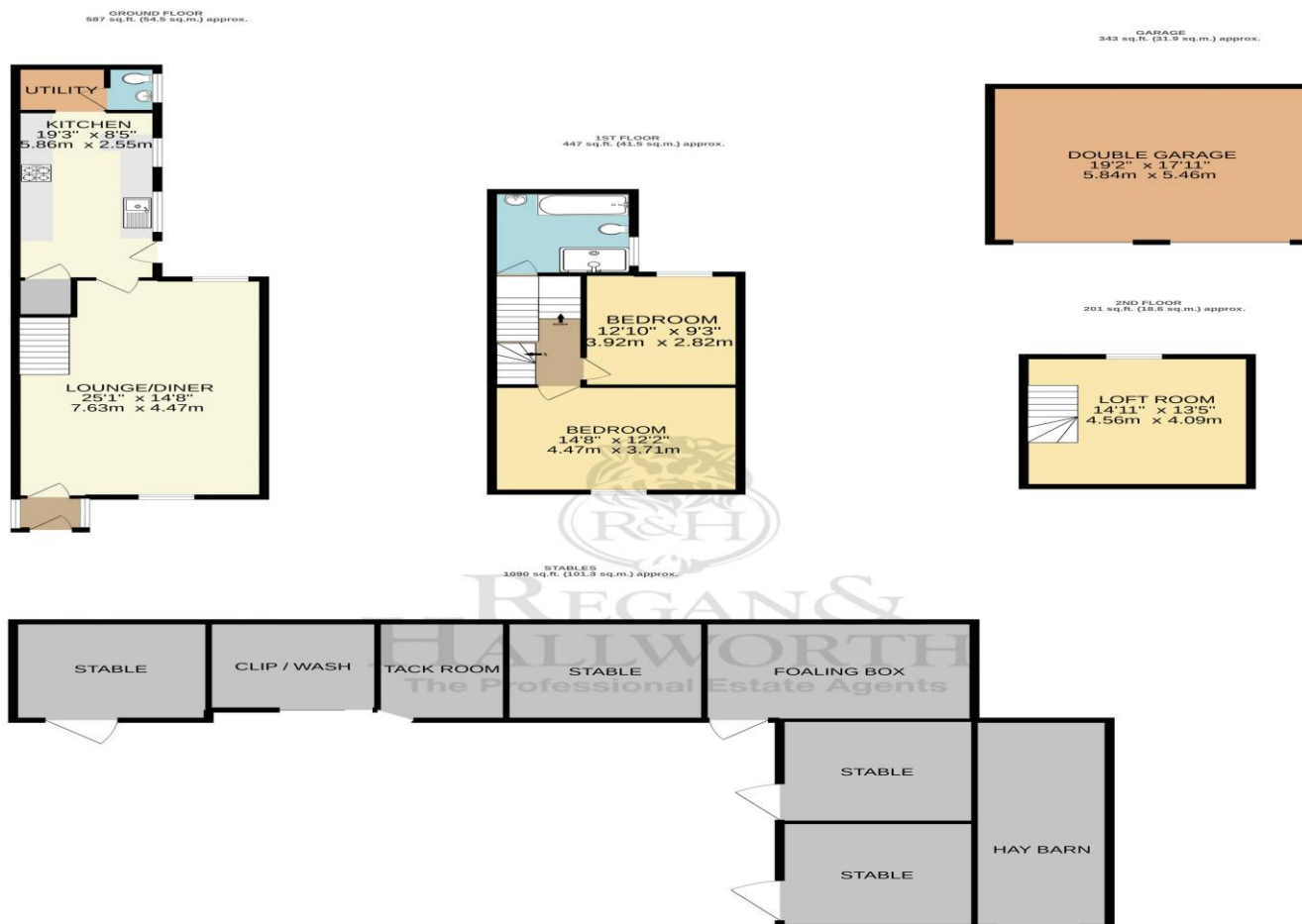
- Unique equestrian home
- Ménage, stables & storage
- Double garage & summer house
- Modernised Victorian house
- Over 1 acre plot
- Additional 3 acres rented
- Delightful rural setting
- 1245 SQ.FT. Internal living space

We are delighted to offer for sale a unique equestrian home in one of Lancashire's most sought after rural village locations. 1 Moorhey Cottages is a character home that comes with 1 acre of land with two paddocks, brick kennels and a full range of excellent equestrian facilities that includes stables and a ménage. There is a further 3 acres to the rear that the current owners rent from the landowner. Situated down a quiet private country road just off the highly coveted South Road the property enjoys a delightful rural setting yet is only a short drive to the pretty village of Croston where there are outstanding schools and local amenities. The property is the end house of a pretty row of Victorian terrace houses with land and formal gardens to side that lead to the additional equestrian land to rear which itself is surrounded by greenbelt farmland. A most desirable period home it has undergone stylish refurbishment whilst complementing the character features and benefits from a redesigned ground floor with a stylish open plan living and dining room with cosy wood burner plus a ground floor kitchen extension incorporating a utility room and ground floor WC. Upstairs there are two good-sized double bedrooms, a modern four piece family bathroom plus a staircase leading to a converted loft room. Outside in the formal gardens there is an extensive gravelled area for ample parking leading to a detached brick built garage plus gardens that are mainly laid to lawn with a summer house and pretty patio area that enjoys sunny aspects and is totally private. The driveway provides access to the stables, menage, tack room, hay store and foaling box to rear. This leads up into the gated paddock land beyond. We have been informed that this property is Freehold. Council Tax Band A. The tenure should always be confirmed by a legal representative.





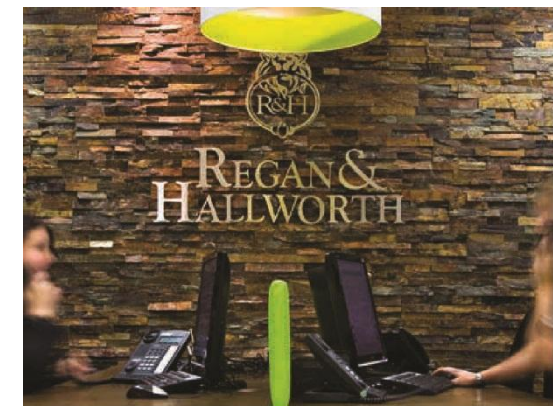




**TOTAL FLOOR AREA : 2668 sq.ft. (247.8 sq.m.) approx.**

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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