

**FOR SALE**

Culvert Cottage, 60, Deans Lane, Newburgh, WN8 7UT





## Culvert Cottage, 60, Deans Lane, Newburgh, WN8 7UT

*Large four bed semi-detached cottage on 1/4 plot enjoying countryside views.*

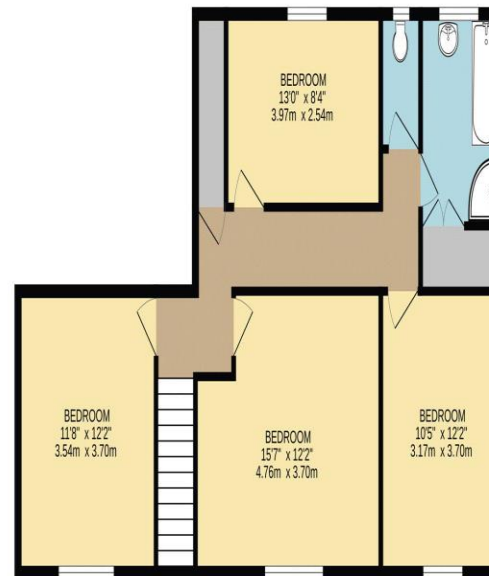
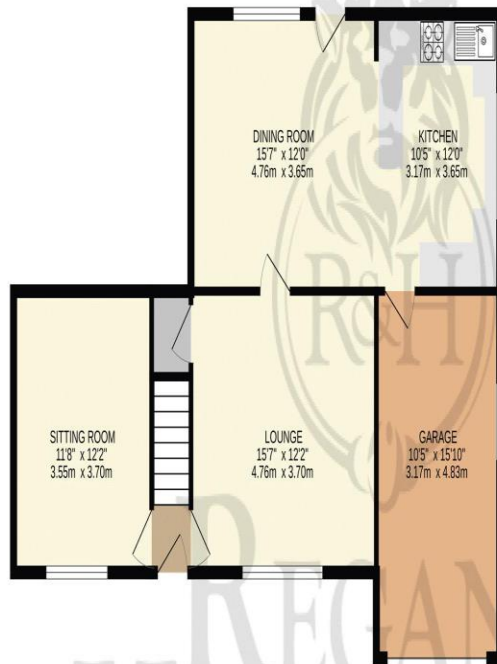
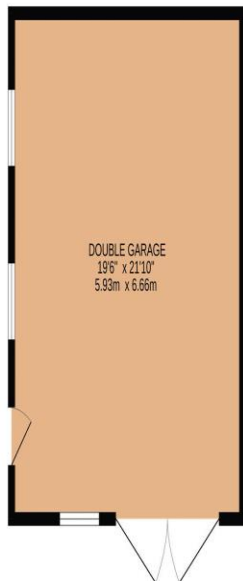


- Distinctive semi-detached cottage
- Substantial corner plot (1/4 acre)
- Countryside views
- Excellent amenities close-by
- Four double bedrooms
- Picturesque setting near canal
- Dble garage & integral single garage
- 2082 SQ.FT. in total

This distinctive family residence must be viewed to fully appreciate its delightful location and the extent of the accommodation on offer. Tucked away in a peaceful location along a quiet country lane adjacent to the Leeds-Liverpool canal, Culvert Cottage occupies a generous corner plot with charming countryside views as well as featuring unique and delightful four bedroomed accommodation. Dating back to the 1700s and historically part of the Lord Derby estate, Culvert Cottage retains the original Lord Derby cast iron guttering and downpipe to the front of the property. Originally the cottage was occupied by the workers who, with their horses, towed the barges on the nearby canal. The stone bar, separating the kitchen and dining room, houses a millstone at its centre, which originates from the old mill in Parbold. Situated in the picturesque village of Newburgh, renowned for its prestigious and character properties, the area boasts a variety of services, including an excellent school & local transport links, with the M6 and M58 motorways a short drive away, and local railway stations providing access to Liverpool and Manchester. Nearby villages such as Parbold provide an array of amenities, including shops, country pubs, a bistro/wine bar, a restaurant, a coffee shop, a newly opened Co-op convenience store. The property itself is deceptively spacious, offering ample family accommodation with a charming "cottage" feel throughout, retaining many character features such as exposed beams and stonework. Accessed from the front, the property boasts three reception areas two featuring lovely fireplaces and open views to the front, plus a large family/dining room adjacent to the kitchen. The kitchen features a charming painted range of wall, drawer, and base units with a large stone-faced breakfast bar with a woodblock top dividing the kitchen and family/dining area, complemented by a built-in window seat. There is access to a good sized integral garage whilst upstairs, bedroom two has built-in wardrobes, shelved storage, an exposed beam, and stunning views over local farmland. There are three additional double bedrooms with exposed beams and beautiful rural views. The generous bathroom features a three-piece suite, including a corner shower, bath, and pedestal basin, along with a separate WC. The corner plot extends to approximately ¼ acre, with an enclosed rear garden featuring a lawned area with shrub borders. A courtesy door from the garden leads to a larger-than-average detached garage. Ample off-street parking is available for multiple vehicles. The front garden is also laid to lawn, with the majority of the plot extending to the side, featuring mature trees and hedge borders.



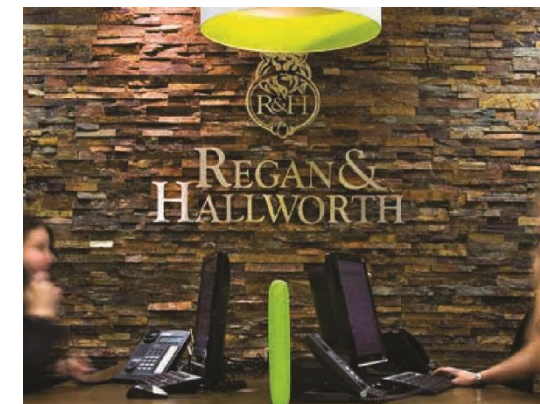




TOTAL FLOOR AREA : 2082 sq.ft. (193.4 sq.m.) approx.

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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