

**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.*



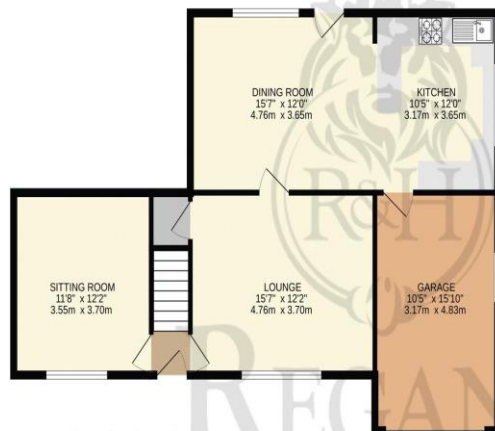
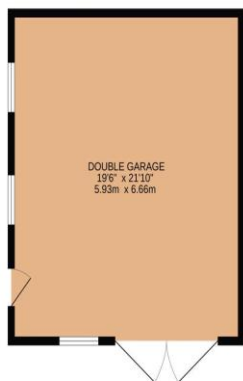
- Distinctive semi-detached cottage
- Substantial corner plot (1/4 acre)
- Countryside views
- Excellent amenities close-by
- Four double bedrooms
- Picturesque setting near canal
- Dble garage & integral single garage
- 2082 SQ.FT. in total

This distinctive family home must be viewed to fully appreciate its idyllic setting and generous, characterful accommodation. Tucked away along a quiet country lane beside the Leeds-Liverpool Canal, Culvert Cottage occupies a substantial corner plot with attractive countryside views and unique four-bedroom accommodation. Dating back to the 1700s and historically part of the Lord Derby estate, the property retains a wealth of original features, including Lord Derby cast iron guttering and downpipes. Originally occupied by canal workers, the cottage is rich in history, further enhanced by a striking stone bar between the kitchen and dining area incorporating a millstone from the former Parbold mill. Situated in the highly regarded village of Newburgh, known for its character and prestige, the area benefits from an excellent local school, good transport links and easy access to the M6 and M58. Nearby Parbold offers a wide range of amenities including shops, country pubs, cafés, restaurants, a Co-op convenience store and a railway station with direct links to Liverpool and Manchester. The property is deceptively spacious, offering flexible family accommodation with a charming cottage feel throughout, featuring exposed beams and stonework. The ground floor includes three reception areas, two with feature fireplaces and open views to the front, along with a generous family/dining room adjoining the kitchen. The kitchen is fitted with painted units and a substantial stone-faced breakfast bar with woodblock top and built-in window seat, plus access to a good-sized integral garage. Upstairs, bedroom two enjoys fitted storage, an exposed beam and far-reaching farmland views. There are three further double bedrooms, all with exposed beams and attractive rural outlooks. The spacious bathroom includes a bath, corner shower and pedestal basin, with a separate WC. The gardens extend to approximately a 1/4 acre, with an enclosed rear lawn, established shrub borders and access to a larger-than-average detached garage. Ample off-road parking is provided, while the front and side gardens are mainly laid to lawn and bordered by mature trees and hedging.







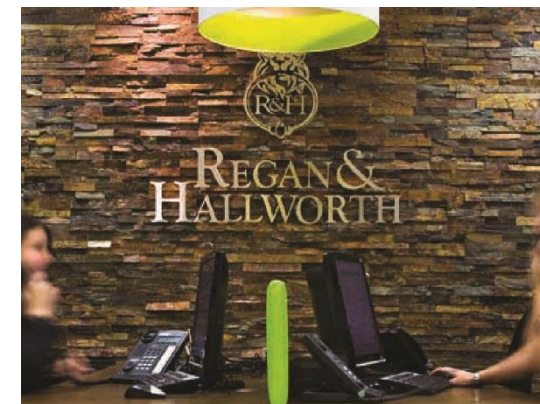


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TOTAL FLOOR AREA : 2082 sq.ft. (193.4 sq.m.) approx.

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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