



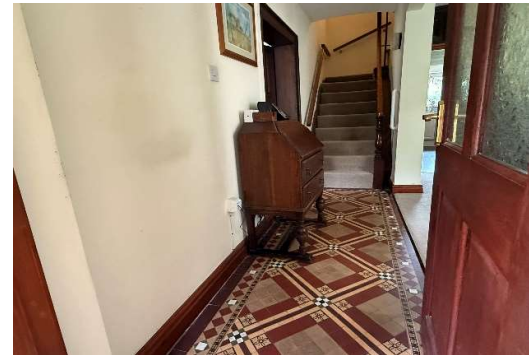
# Lodge Cottage

Grape Lane, Croston PR26 9HB



p wilson & company  
chartered surveyors





# Lodge Cottage

Grape Lane, Croston PR26 9HB

For Sale as a Whole  
Guide Price of OIEO £700,000

- Beautiful landmark property in the heart of Croston Village
- Four bedrooms and two reception rooms
- Total plot size circa 0.3 ac with large manicured gardens to the front and rear
- Requiring modernisation internally, however the perfect family home

The property is situated in the sought-after area of Croston, the village benefits from local amenities such as shops, cafes and public houses along with well-respected schools and excellent transport links.

## Directions

From the centre of Croston head East along Town road with a right turn onto Grape Lane, the property can be found approx. 50m on the left hand side.

Preston: 10 miles

Southport: 15.3 miles

Distances all approximate





# Particulars of sale

Lodge Cottage is situated at the heart of the beautiful village of Croston and lies in a prominent position set back with a large frontage on Grape Lane.

The property is well presented and has been well maintained both internally and externally providing well-proportioned family accommodation. With many original features including pretty stained glass to the front, adding to the character and charm of this lovely property. Briefly comprising four bedrooms and two reception rooms with large gardens to the front and rear.

## Ground Floor

### Porch

Porch area with side window and door leading into living space

### Dining Room

4.4m x 4.1m

Incorporating hallway with beautiful original part tiled floor and stairs off. With single glazed window to the front, radiator and doors leading to kitchen and living room.

### Living Room

5.6m (into bay) x 3.6m

Dual aspect living space with single glazed window to the front, double glazed window to the rear, feature electric fire and radiator.

### Kitchen

4.1m x 3.2m

A fitted kitchen with a range of wall and base units with inset sink and drainer, integrated

dishwasher, fridge and oven and grill and gas hob. With space for table, double glazed window overlooking the garden and door to utility room.

### Utility

2.2m x 1.2m

Plumbed for washing machine and space for tumble dryer with double glazed window to the rear and door to the side of the property.

### WC

1.4m x 0.8m

Two-piece suite comprising WC and wash hand basin with tiled floor and double-glazed window.

## First Floor

### Landing

Feature curved balustrade with split level, loft access and doors to all first floor rooms.

### Master Bedroom

4.5m x 3.0m

With front single glazed window and radiator.

### Bedroom 2

3.3m x 3.2m

The second bedroom has a window to the front, fitted wardrobes, and radiator.

### Bedroom 3

5.4m x 2.2m

The third bedroom has one single glazed and one double glazed window to the rear and side and radiator.

### Bedroom 4

3.6m x 2.3m

The fourth bedroom is to the side of the property and has storage cupboard and radiator.

### Shower Room

3.3m (into alcove) x 2.3m

The bathroom has a three-piece suite comprising wash hand basin, WC, and double shower cubicle with tiled walls, radiator and double-glazed window to the rear.

### Outside

The property benefits from a large wrap around driveway providing ample parking and ease of moving cars etc. The garden to the front is extensive and beautifully maintained with planted borders and hedges.

A side gate leads you to the vast rear garden with mature planted trees hedges and shrubs. A green house to the bottom of the garden along with brick outhouse currently used for storage.

### Services

The property benefits from a mains water, sewerage, gas and electricity supply.

### Tenure

The property is freehold and is offered with vacant possession on completion.

### Rights of Way, Easements and Wayleaves

The property is sold subject to all existing rights of way, wayleaves and easements.

### Viewing

The property is available to view strictly by arrangement with P Wilson & Company.

## Method of Sale & Guide Price

The property is offered for sale by private treaty. Offers are sought in excess of £700,000.

## Enquiries/Viewings

Viewings are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to Leah Halik at P Wilson & Company.

[leah.halik@pwcsurveyors.co.uk](mailto:leah.halik@pwcsurveyors.co.uk)

Tel: 01772 882277

## Plans

All plans are for identification purposes only. All dimensions stated in these particulars are maximum measurements.

## Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property

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**Consumer Protection from Unfair Trading Regulations 2008**  
**Business protection from Misleading Advertising Regulations 2008**

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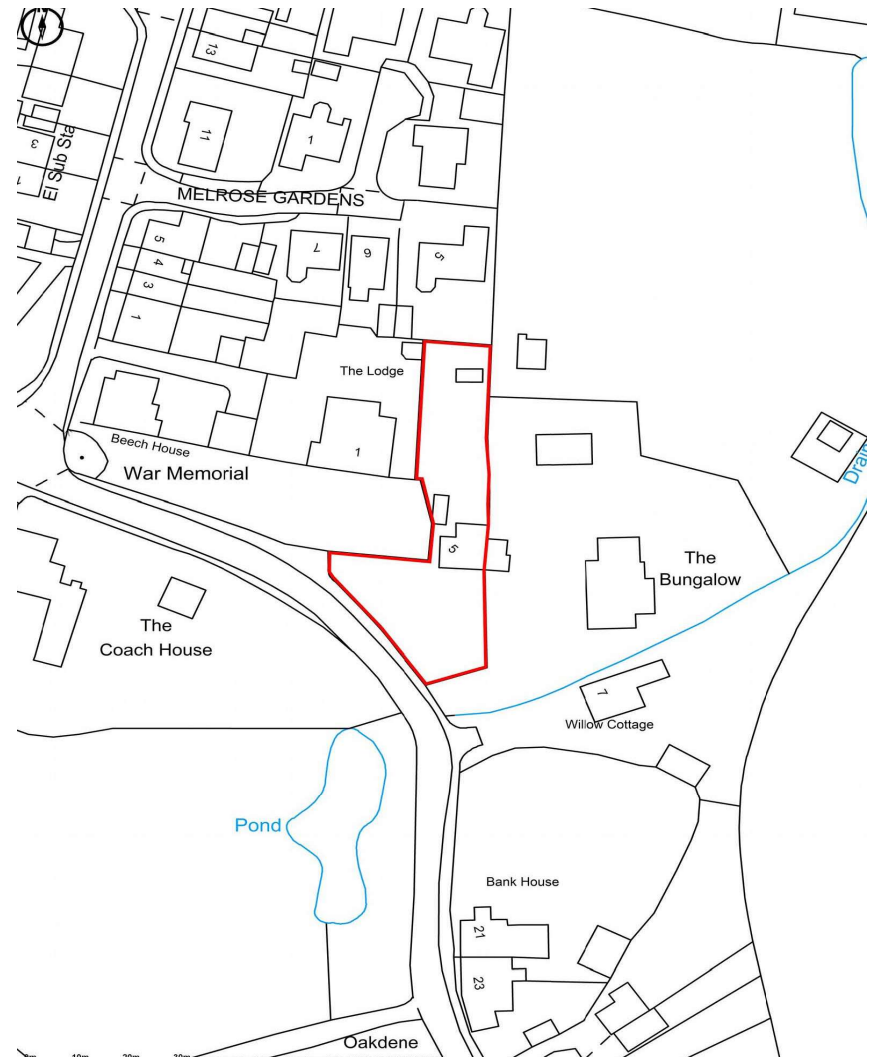
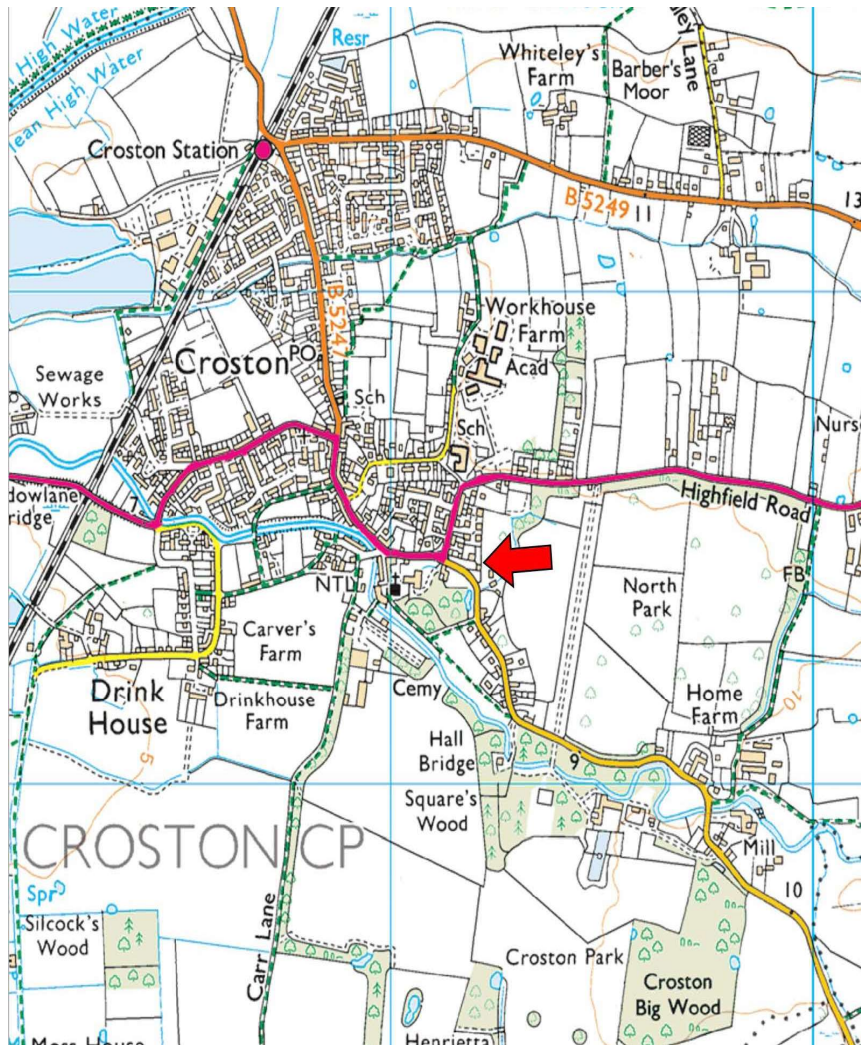
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[b] Any electrical or other appliances of the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;

[c] No person in the employment of P Wilson & Company LLP or any joint agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

[d] These particulars are produced in good faith and set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute an offer of contract nor any part thereof.

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan all  
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