

HOME  TRUTHS

Lydiate Lane, Ecclestone

PR7 6LX







Yew Tree Cottage is a delightfully spacious detached property with views over open countryside to the rear and offering c 2,400 square feet of versatile accommodation. The block paved driveway can accommodate several vehicles and leads past the topiary yew tree to the detached garage and main entrance. Step into the vestibule and from there to the hallway opening to the living room with plenty of natural light from windows to two elevations and having double doors to the sitting room with vaulted ceiling.

The breakfast kitchen comprises a range of wall and base units topped with granite work surfaces and having induction and gas hobs, double electric oven and grill, dishwasher and space, power and plumbing for additional appliances. The adjacent dining room could be an additional bedroom if required, and the conservatory is to the rear overlooking the garden.

Also on the ground floor are two double bedrooms with en suite facilities, and the elegant family bathroom comprises bath, floating wash hand basin, wc and ladder heated towel rail.







To the first floor is the substantial mezzanine galleried landing, a room in its own right, overlooking the sitting room. Bedroom one is a wonderful size and benefits from wooden flooring, fitted wardrobes and hidden storage, gorgeous views out and en suite comprising wash hand basin on vanity, wc and ladder heated towel rail. Adjacent is bedroom four which makes an excellent nursery or home office.

Externally the private rear garden has terraces, raised beds and access to the large garage/workshop which, as it is double skinned and has power, light and water could, subject to the relevant permissions, give additional living space if required.

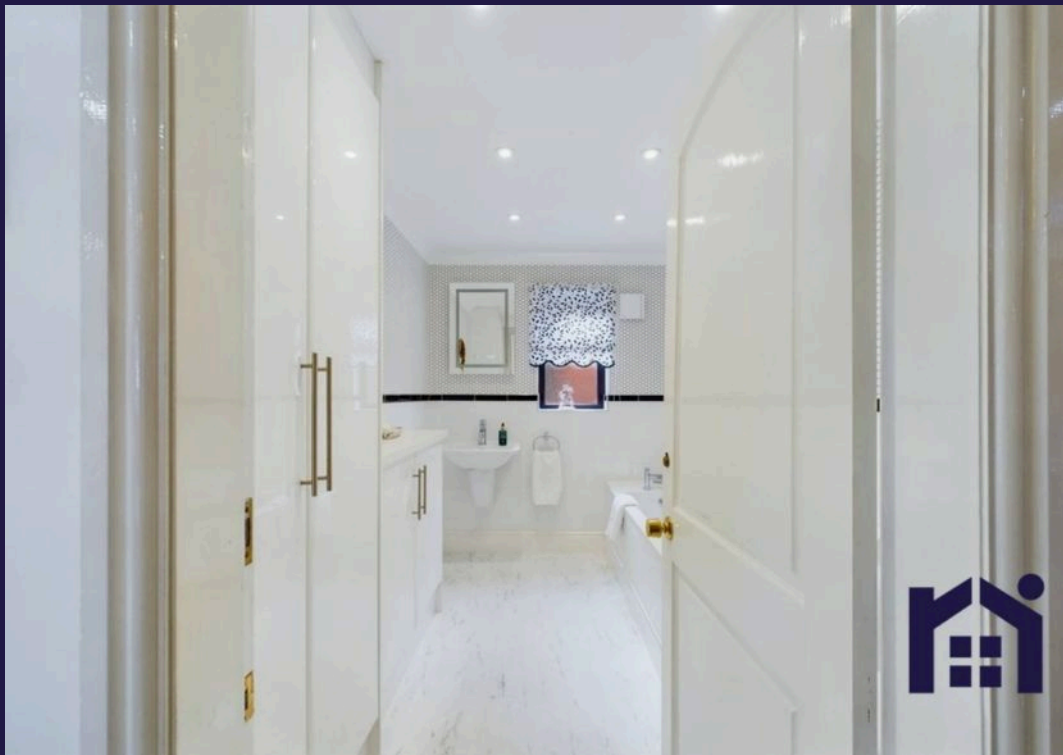
Within in easy reach of village amenities, schools and countryside walks this is a lovely family home, so do give us a call to arrange a viewing and make it yours. Council tax F, EPC D, Freehold.



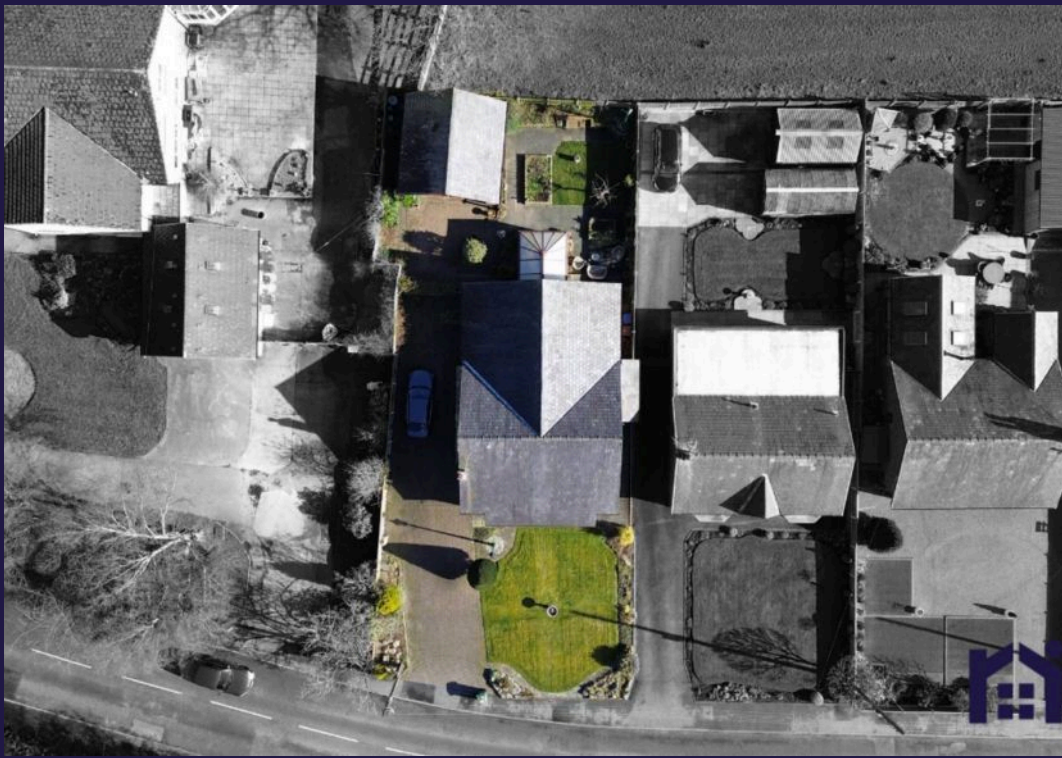














- Spacious detached property
- c 2,400 square feet of versatile accommodation
- Four plus double bedrooms
- Beautiful views to the rear
- Ample parking and garage



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Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

2395.7 ft<sup>2</sup>

222.57 m<sup>2</sup>

**Reduced headroom**

125.16 ft<sup>2</sup>

11.63 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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