

HOME  TRUTHS

Euxton Hall Gardens, Euxton

PR7 6PB







Spacious, individual detached property on a quiet cul de sac in a highly sought after area with over 2,000 square feet of versatile accommodation and period features including exposed beams and stonework. No upward chain.

Originally the farmhouse for Euxton Hall, Moss Cottage dates back to the late 1700s. To the front is parking for two vehicles which leads to the double garage and main entrance. Step into reception two with tiled flooring, and from there to reception one with wood burning stove in imposing fireplace.

An additional reception room, known as the Green Room, by the owners overlooks the garden, and the kitchen comprises a range of wall and base units with induction hob, electric oven and grill. Completing the ground floor is the cloakroom with wash hand basin and wc.

Step outside into the southwest facing enclosed cottage garden with lawn, mature trees and planting and sun terrace.

Back inside to the first floor, bedroom one benefits from a four piece en suite with ladder heated towel rail and has enclosed veranda leading to the balcony with spiral staircase down to the garden. There are three further double bedrooms, bathroom comprising wash hand basin, wc & bath with shower attachment, and a separate shower room with rainfall mixer shower in cubicle.





Individual detached property on a cul de sac in a highly sought after area with over 2,000 sq ft of versatile accommodation and period features including exposed beams and stonework. No upward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious period property
- Four double bedrooms
- Exposed beams and stonework
- Gorgeous south facing gardens
- No upward chain
- Virtual tour



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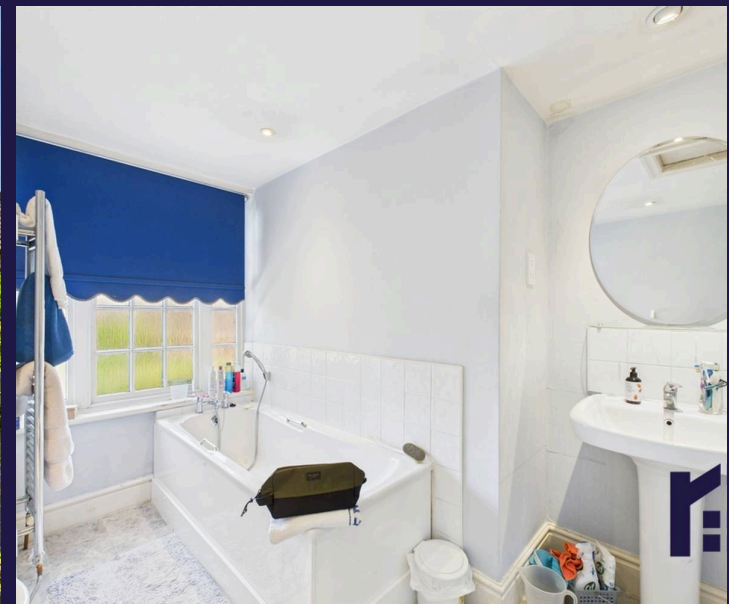
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**Floor 1**



**Floor 2**

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

2053 ft<sup>2</sup>

190.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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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