

HOME  TRUTHS

Washington Lane, Euxton

PR7 6DQ





Steeped in history and charm, End Cottage is a wonderful period property with parts dating back to the late 1500s, offering around 1,500 sq ft of beautifully versatile accommodation on a generous plot with views across open fields and mature trees. Having been in the same family for three generations, this much-loved home is now ready for its next chapter. To the front, a driveway for three vehicles leads to the garage, complete with power, lighting and additional storage. The main entrance opens into a welcoming hallway and through to the heart of the home, where a spacious dining and family area provides plenty of room for entertaining and relaxation, with patio doors opening onto the garden. The kitchen offers a range of wall and base units, a gas hob, Bosch multi oven, electric oven and grill, and dishwasher. From here, you step into the older part of the property, where the spacious living room showcases exposed beams and an inset remote-controlled living flame gas fire, blending period character with modern comfort. The east wing includes a large double bedroom with garden views, a comfortable single bedroom, and a bathroom with electric shower, wc, and floating wash hand basin. A separate laundry room with power, plumbing, and space for appliances offers potential to create a self-contained annex, ideal for multi-generational living or guest accommodation. Outside, the delightful gardens feature a lawn, charming cottage-style planting, redwood decking, and far-reaching countryside views. There's also a gardener's wc and large storage shed for convenience. Upstairs, the first floor landing includes a cosy reading area, along with two double bedrooms, one benefiting from built-in wardrobes. The family bathroom comprises a bath with shower attachment, wc, wash hand basin, ladder-style heated towel rail, and useful storage. Further features include solar panels with feed-in tariff, and an American-style integrated vacuum system.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Historic property with origins in the late 1500s
- Four bedrooms & two bathrooms
- Period features including exposed beams
- Virtual tour
- Potential for self-contained annex
- Private gardens with decking and countryside views



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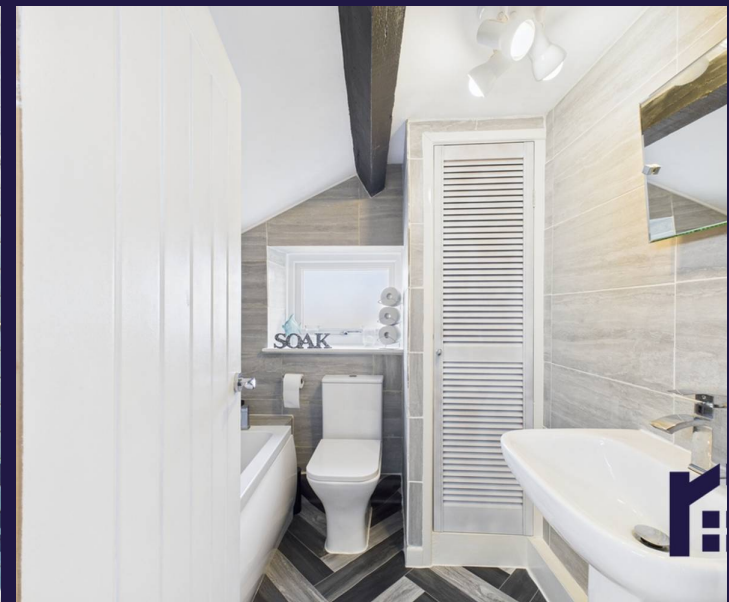
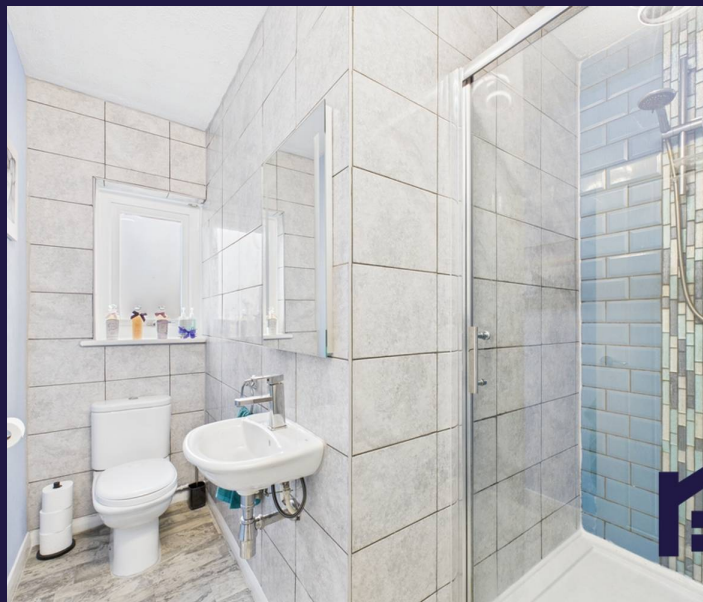
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Floor 1



Floor 2

Approximate total area⁽¹⁾

160.8 m²

1731 ft²

Reduced headroom

2.1 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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