



Maria B Evans Estate Agents Limited

Syd Brook Farmhouse, Syd Brook Lane, Mawdesley, L40 2RD

Offers in the region of £1,200,000



- Charming, detached and extended former farmhouse
- Beautifully presented accommodation throughout
- Three generously spacious reception rooms
- Superbly appointed, L-shaped living-dining-kitchen
- Separate utility room plus downstairs cloakroom
- Under-stair access to small cellar with power
- Four good-sized double bedrooms to the first floor
- Master bedroom with inner hall and en suite
- Bathroom with traditional four-piece white suite
- Oil fired under-floor and radiator central heating
- Timber framed double glazed windows throughout
- Private, pebbled driveway parking for numerous cars
- Detached, brick-built double garage with power and light
- Half an acre of well-stocked and landscaped gardens
- Plus, further separate paddock of 1.16 acres to the side.

This absolutely charming former farmhouse dates back to 1712 and has been mindfully extended and refurbished to create a superb family home in rustic style, set in 1.64 acres to include gardens and paddock land. Approached from the driveway, a timber framed open porch shelters the pale green painted, stable-style front door which has become the principal entrance to this charming property.



Offering a comfortable sense of arrival, the broad, stone-flagged hallway has a front window, exposed ceiling beams with spotlights and recessed downlights, and oak latch doors open to each of the rooms off.

The comfortably spacious, split-level living dining kitchen forms the family hub and the Travertine tiled floor has under-floor heating which continues from the kitchen into the living area where French doors open to the garden, have windows to either side and a further window. A step rises to the stone flagged dining room with vaulted ceiling displaying a King Truss beam, two Velux windows plus a side window. Part of the original house, there is a delightful wattle and daub chimney breast with stone hearth and surrounding a woodburning stove.

The area is lit by recessed downlights and wall lights and the kitchen is fitted with an excellent range of Matthew Marsden ivory and pale green shaded cabinets having timber panelling between levels with a charming recessed original spice cupboard, oak knobs and incorporating drawers, shelves and an island unit. Granite worktops and up-stands surround and have an inset Caple twin bowl porcelain sink unit with a French style swan neck lever tap over and an etched drainer to the side. A canopied niche provides space for a range cooker with a concealed extractor fan over, there is space and plumbing for a dishwasher and an integrated fridge. The island comprises cupboards, a wine-store, recycling bins, and extends to an oak breakfast bar.





From the dining room, a riser gives way to the stone flagged study with a lengthy window to the rear, exposed beams to the vaulted ceiling, recessed downlights and a radiator warms the room.



A further door from the dining room leads into the snug with two windows to the front and a side window. Lit by four wall lights, the room is warmed by a radiator plus an eye-catching wall-mounted electric fire with pebble feature and an exposed beam over. A niche to the side is fitted with shelves and there is a television point alongside the fireplace.

A door from the entrance hall gives way to the dual aspect principal lounge with windows to two sides, exposed ceiling rafters and beams with attached spotlights and also three wall lights. The focal point of the room is the stone lintel fire surround which has a split-level hearth and houses a log burning stove in the illuminated angle plus an attached corner seat to one side and a wall-inset spice cupboard and window to the other. The former front door was rarely used and has now been sealed.



The utility room with stone flagged floor has a cabinet-set Belfast sink unit beneath a window to the rear and there is under-counter plumbing for a washing machine, space for a tumble dryer and a free-standing fridge freezer. Lit by recessed downlights, the room also houses the Worcester Greenstar Heat-Slave 18/25 oil fired central heating boiler. Completing the ground floor accommodation, the cloakroom, with opaque side window and recessed downlights, has a two-piece white suite of wall-mounted wash hand basin and a high flush WC . There is Travertine tiled flooring and splash tiling, a built-in cupboard housing the underfloor heating controls and a chrome ladder-style heated towel rail.



From the principal lounge, the original stairs with oak spindle balustrade rise and turn to the first-floor landing, having a box frame door beneath with steps descending to the small cellar which is tanked and houses the electric meter. At the half-landing is a side window, there is a picture light and a pendant light is suspended over the stairwell. The landing is lit by recessed downlights, oak latch doors open to each of the rooms and the linen cupboard with shelves has a radiator.

The split-level master suite opens to an inner hall fitted with a range of Matthew Marsden wardrobes with cabinets over, and the area is lit by recess downlights. The very spacious, dual aspect bedroom has two windows to the side and one to the rear, the vaulted ceiling is dotted with recessed downlights and there are three wall lights. The room has ample space for drawer banks and night-stands plus a chaise longue, if required. A step rises to the en suite with Velux window to the beamed and vaulted ceiling. The porcelain tiled floor and Travertine tiled walls and shower form the backdrop to the white suite comprising a double-size cubicle with sliding door, rainfall and hand showers, a low flush WC, and an oak cabinet with Travertine plinth and circular wash bowl resting atop and a monobloc tap to the side. There is also a shaver point.



Dual aspect bedroom two has a window to the front with a fitted seat and a window to the rear. Fitted double wardrobes stand to either side of the front window, two wall lights give a subtle ambience and a decorative Victorian cast iron fireplace adds charm to the room. An added convenience is the Travertine-topped oak vanity cabinet supporting a matching wash bowl with monobloc tap to the side and the room is warmed by a radiator.



Bedroom three is a further double room with a window to the rear, spotlights to the beams of the vaulted ceiling and warmed by a radiator. There are fitted double wardrobes with cabinets over and shelves to the side.

Bedroom four is a small double room with vaulted and beamed ceiling, a window to the front and a radiator. This room also has a built-in wardrobe with cabinet over and there are spotlights to the beams.



The dual aspect bathroom has windows to the rear and the side, is lit by recessed downlights and has exposed ceiling beams. Wall panelled to dado-height, the bathroom has a Victorian style white suite comprising a claw-foot roll-top bath with telephone style mixer tap, a wall mounted wash hand basin with up-stand and decorative support, and a low flush WC, plus a fully tiled shower cubicle with bi-folding door and Aqualisa unit and hand shower.

The property is approached from Syd Brook Lane via a pebble driveway which turns to a parking area for numerous cars and leads to a detached, brick-built garage with electric up-and-over door, power and light and has a personal side door.

A path continues beyond a set of wrought iron double gates with lantern over and leads to the side, and main, entrance door, passing a border of herbaceous planting alongside acers and conifers. A crazy-paved stone path leads to the front of the property where a cobbled area lies to the front of the original main entrance door, now sealed, and which is sheltered by a stone tiled open porch. To the rear, an Indian stone flagged patio with low brick retaining wall, centrally planted with lavender, offers space for relaxing and al fresco dining and overlooks the extensive lawn which is edged with well-stocked herbaceous borders, an array of flowering shrubs and dotted with specimen and fruiting trees such as conjoined Laburnums, prodigious cherry and Mirabelle plum, to name just a few. From the patio, steps rise to an outside facility with high flush WC and wall mounted wash hand basin. Alongside, there is also a timber storage shed for garden tools and equipment. The path continues into a concealed, stone flagged retreat with dry-stone wall-mounted water feature. Continuing on, a gate opens to a former play area with Wendy house and shed and, from here, a gate opens to the vegetable garden with raised beds and a plum tree, a greenhouse, fruit cages and an orchard having a cherry tree and several apple trees. Beyond the garden is a partly fenced paddock measuring approximately 1.16 acres and ideal for a small pony or hobby husbandry.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is

The Local Authority is Chorley Borough Council

The EPC rating is D

The Council Tax Band is G

The property is served by septic tank

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.