



Maria B Evans Estate Agents Limited

The Old Bakery, South Road, Bretherton PR26 9AJ

Offers in the region of £495,000



- Handsome, traditional style semi-detached house
- Landmark property set within this picturesque village
- Detached brick barn for conversion to annex/office
- Mindfully refurbished throughout and extended to rear
- Spacious and light accommodation with high ceilings
- Two good-sized reception room overlooking the front
- Fabulous living-dining-kitchen with sliding patio doors
- Contemporary dove-grey cabinets with quartz surfaces
- Separate kitchen complementary utility room and cloaks
- Four double bedrooms to first floor – master with en suite
- Spacious family bathroom with contemporary white suite
- Warmed by Worcester gas central heating boiler throughout
- Original hand-blown windows plus uPVC double glazing
- Driveway parking for several cars to the side of property
- Enclosed, secluded south facing rear garden with sun terrace
- Catchment for renowned primary and secondary schools
- Easy access to local amenities and commuter routes alike

Set in a picturesque and historic village of Bretherton, this former bakery has been mindfully transformed to create two superb homes. Currently offering a degree of options for interior design, The Old Bakery is a spacious four-bedroom family residence with three reception rooms including a fabulous living-dining-kitchen, separate utility room and cloakroom, en suite to the master bedroom and a family bathroom.

Outside, there is an amazing, detached barn having full planning consent to convert and extend to provide a two-storey, one-bedroom annex which could also be used as a home office, gymnasium, games room or even a one-bedroom Air B&B, subject to licence requirements. To the far end of the current annex is a covered but open-fronted niche offering an ideal spot for an outside kitchen – a must for a discerning purchaser right now.

The painted, four-panelled front door with fanlight above opens into the vestibule having a ceiling light and radiator and a glass panelled door gives way into the first of the reception rooms.

The retained character of this mindfully refurbished property is evident from first footing into the spacious and light dining hall having sash windows to the front and side, deep skirting boards and architraves and enjoying the benefit of high ceilings throughout. The broad staircase with painted newel and handrail rises to the first-floor butterfly landing whilst further glass panelled doors give way to the sitting room and the living dining kitchen to the rear.

The sitting room has a fabulous picture window to the front, as per the original bakery, two pendant lights offer evening ambience and there is a television point. There is also the opportunity to fit a log burning stove to the room, if required, as connection can be made to the previously fitted and tested flue to the chimney above.



To the rear of the property is the extended, L-shaped living-dining-kitchen – a fabulous space which, no doubt, will become the hub of the home. uPVC sliding doors stretch the width of the rear elevation allowing natural light to fill the area along with the central roof light and there are two pendant lights plus recessed down-lighting. The kitchen is fitted with an excellent range of contemporary two-tone

cabinets in dove grey and white with black handles, having white quartz work surfaces and an inset stainless-steel unit. The island work-station incorporates a breakfast bar and an inset Bora four-ring induction hob with integrated worktop re-circulatory extractor fan. Close by is an eye-level Bosch pyrolytic electronic oven plus a complementary microwave combination oven. The remaining Bosch integrated appliances include an automatic dishwasher and a no-frost fridge freezer.



There is more than ample space for a breakfast table and chairs plus, moving further into the room, a lounge suite close to the wall mounted television point and a further log burning stove can be positioned at place of your choice within the area and, of course, with the correct consents.



The adjacent utility room with tiled floor, pendant light and extractor fan, will be fitted with kitchen complementary units, an additional stainless-steel sink unit and have space and plumbing for essential white goods.

Completing the ground floor accommodation, the cloakroom has grey stone-effect floor tiling, a white ladder-style heated towel rail and is fitted with a two-piece white suite comprising pedestal wash hand basin and close coupled w.c.

The split-level landing has a uPVC window to the rear plus a light tunnel whilst for evenings there is a pendant light and recessed downlighting. A radiator warms the area and there is an access point to the insulated loft with a fitted drop-down ladder. Timber panelled doors give way to each of the four double bedrooms – each having

ample space for furniture - and the family bathroom and all the rooms are warmed by radiators.

At the top of the stairs, the left wing gives way to bedroom three with a rear window offering far-reaching rural views, a pendant light and a television point.

The right wing firstly leads to bedroom four which overlooks the rear garden, has a pendant light and a television point.



The spacious family bathroom has an opaque side window, recessed down-lights, an extractor fan and a white ladder-style heated towel rail. The grey floor and wall tiling with geometric relief forms the back-drop to the three-piece contemporary white suite comprising pedestal wash hand basin, close coupled w.c. and a “P” bath with curved glass protective screen and shower over. In addition, a corner linen cupboard houses the Worcester gas central heating boiler.

The master bedroom and bedroom two both have their original sash windows with inset hand-blown glass still in situ. Both also have pendant lights and television points. The master bedroom also features an en suite which is tiled to the floor and to all splash areas in shades of grey with a geometric relief. The three-piece contemporary white suite comprises a pedestal wash hand basin, close coupled w.c. and a one-and-a-half sized glazed shower cubicle with thermostatic shower head. Recessed down-lights illuminate and there is an extractor fan and a heated rail to warm the towels.



The pebbled side driveway provides parking for two cars and has a niche for log and bin storage and timber double gates give access to the walled rear south-facing garden. Steps rise to the stone flagged sun terrace with glazed balustrade and having space for sun loungers and an al fresco dining suite and, beyond this, the lawn area stretches to the boundary.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The Council Tax Band is E

The property is served by mains drainage

NB – Some of the included photos are virtually staged

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.

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