



Maria B Evans Estate Agents Limited

“Croasdale Cottage”, Lancaster Lane, Parbold, WN8 7HQ

Offers in the region of £775,000



- Delightful, detached cottage dating back to circa 1600's
- Set within the Lancaster Lane Conservation Area
- Brimming with charming character features throughout
- Surrounded by approximately an acre of mature gardens
- Three generous, well presented reception rooms
- A spacious and well-appointed dining kitchen
- Three double bedrooms to the first floor – one with en suite
- An additional a store/hobby room to the first floor
- Family bathroom with three-piece white suite
- Warmed by gas central heating and part double glazed
- Garden store and driveway parking for four/five cars
- Easy access to village amenities and commuter routes

Located in a slightly elevated position within the Lancaster Lane Conservation Area and surrounded by approximately one acre of mature gardens, this charming, detached period cottage, dating back to circa 1600's holds a fascinating history amidst its stone walls. Sympathetically extended over more recent times, the cottage presents three generous reception rooms, a well-appointed dining kitchen, cloakroom, three double bedrooms to the first floor – one with en suite – plus a hobby room, and a family bathroom. This lovely home is situated in one of Lancashire's most popular villages with commuter rail links to Southport, Wigan and Manchester as well as being ideally located for easy access to the motorway networks. This combined with excellent local schools and outstanding village amenities make viewing the property an absolute must.

Croasdale Cottage once formed part of the Richard Durning Estate and has held several names during its existence including "Chauffeurs Cottage". There are period features to be found throughout to include mullion windows to the front, exposed raze-edged ceiling and wall beams, tongue and groove latch doors and open brick ingle fireplaces with stone hearths. In more recent times the property has been upgraded to enhance the accommodation whilst being mindful to meld and preserve the history.

The principal front door, sheltered by a letter-box porch, is now rarely used as the driveway gives easier access to the more practical side entrance and lobby with side window and semi-vaulted ceiling. The quarry tiled flooring continues from here into the inner hallway which meanders through to the reception rooms and kitchen, passing the turned staircase to the first floor and the cloakroom which has been fitted with a contemporary two-piece white suite.

The lounge has two stone mullion double glazed windows to the front, three wall lights for evening ambience and a sandstone ingle fireplace with a log burning stove resting on the York stone hearth. There is a wall-mounted television point over the ingle, a radiator offers additional warmth when needed, there are doors to the dining room and family room and, as mentioned above, a principal door to the front.



The dining room also has a stone mullion double glazed window to the front, is lit by recessed downlights and has a radiator. This room is currently used as a gym and has a wall mounted television point.



The sitting room has two double-glazed side windows, a double-glazed window plus a feature niche window to the front and is also lit by recessed downlights. The focal point of the room is the stone-lined angle fireplace and hearth which also has a wall-mounted television point over.



The triple aspect Breakfast Kitchen with exposed stone to one wall and ceramic tiled flooring has French windows which open directly onto the rear sun terrace and a side exit door with a “bull’s eye” glazed inset. An extensive range of limed oak wall and base units are fitted to three walls and include drawer banks, bookshelves and glazed display cabinets. The deep-blue marble effect work-surfaces have an inset one and a half bowl stainless-steel single-drainer sink unit with mixer tap over. Integrated appliances include a Siemens microwave oven, an automatic dishwasher, fridge and freezer, and there is space for a washing machine, tumble dryer and also a dining table and chairs. The Potterton gas central heating boiler is also housed in one of the cabinets.



The split-level landing gives access to the three double bedrooms all of which have fitted wardrobes.

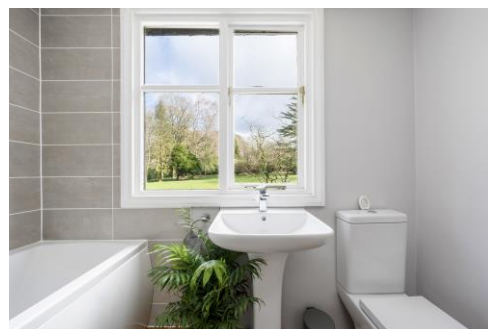
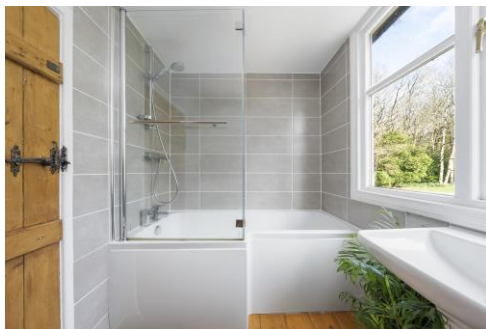
The master bedroom overlooks the rear garden, has a pendant light, loft access point and exposed timber floorboards. The en suite has a low-level opaque double-glazed window to the front, ceiling light and a chrome ladder-style heated towel rail. The three-piece white suite comprises a corner shower with Mira Excel unit, pedestal wash basin and a low flush w.c., with tiling to splash areas.



Bedroom two has a stone mullion window to the front, vaulted ceiling with exposed beams, a radiator and exposed floorboards. There is a door from this bedroom to the store/hobby room which features a double-glazed side window, a pendant light and two fitted wardrobes.

Bedroom three has a part-vaulted ceiling, stone mullion window to the front, exposed timber floorboards and a radiator.

The partially tiled family bathroom overlooks the rear garden, has a ceiling light and is fitted with a three-piece white suite to include a panelled P-bath with screen and shower over, a pedestal wash basin and a close-coupled w.c.



Outside, a driveway provides parking for several cars and, to the side, has a magnolia tree placed between the entrance and the gable end of the cottage. Timber double gates open to a cobbled area where stone steps lead up to the detached “bothy style” stone-building to one side which provides useful garden equipment storage. A lattice gate to a cobbled pathway leads to both the front and rear of the property. Specimen planting is dotted throughout the well stocked, raised flower and shrub beds which frame the stone flagged terrace with dry stone retaining walls and stone steps rising to the enclosed, secluded, extensive lawn and woodland gardens.



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 West Lancashire Borough Council

The EPC rating D

The Council Tax Band is G

The property is served by mains drainage

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.