



Maria B Evans Estate Agents Limited

Avondale Farm, 183 South Road, Bretherton, PR26 9AJ

Offers in the region of £1,250,000



Set in a much sought-after location in the village of Bretherton, the elegantly presented Avondale Farm offers very exceptional accommodation throughout and is set in circa 1.7 acres of grounds to include a stock fenced paddock. Briefly, the accommodation comprises four generously spacious reception rooms, a splendidly fitted dining kitchen with separate utility room, a super dual aspect conservatory, leisure suite with indoor swimming pool, sauna and steam room, four double bedrooms – master with en suite – and a luxury bathroom. The lengthy block-paved drive leads to parking for numerous cars, a link-detached garage and, to the rear, formal, enclosed south-west facing gardens with a pond and stock fenced paddock beyond.

The solid oak front door with lancet-shaped stone lintel above opens to the remarkably spacious, L-shaped hallway with stone flagged floor, exposed beams, stone mullion windows to the front and side and lit by both pendant and wall lights. For a warm welcome, to one end, the carved mahogany fire surround with slate hearth holds an open fire facility to provide a snug area. Four-panel timber doors open to all the rooms off including the built-in cloak's cupboard and a superb oak spindle staircase rises and turns to the first floor passing a portrait picture window at the turn.



Double doors open to the formal dining room with stone mullion windows to the front and French windows to the rear. There is a pendant light above the table space and the focal point of the room is the open fire facility which is surrounded by a carved mahogany surround with granite hearth and tiled insert and there is also a radiator to warm the elegantly presented room.

The study has a window to the side with an oak beam above, a ceiling light, radiator and ample room for office furniture.

The impressive breakfast kitchen has French windows opening to the rear courtyard and is lit by recessed downlights, canopy lighting plus two pendant lights. The stone effect porcelain tiled floor and wall tiling coordinates perfectly with the extensive range of solid walnut cabinetry by Simpsons of Colne which incorporates an illuminated larder cupboard, deep drawers and a large island unit. The quartz worktops are inset with a Kohler porcelain double sink unit with mixer tap plus a circular preparation sink and Quooker hot water tap set into the island. The integrated appliances include a Miele induction hob and a bank of four eye-level multi-functional ovens, two Fisher Paykel automatic dishwashers, a Leibherr full-height fridge and freezer, and a wine chiller.



The door opens to the utility room which is fitted with maple cabinets having black granite worktops with handmade tiles to the splash areas and an inset Belfast sink unit beneath the window plus a UPVC door to the side. There is plumbing for an automatic washing machine, space for a tumble dryer and a cupboard houses the Vaillant gas central heating boiler.

The generously spacious and elegantly presented principal lounge has two sets of French windows to the rear, a window to the side and the room is lit by pendant lights and four wall lights. The striking, carved mahogany fireplace has a granite hearth and a gas coal effect fire set within it and there is a television point close by and two radiators.



Double doors open to the dual aspect conservatory with French windows to either end and perimeter lighting. This light and spacious room has a porcelain tiled floor, ceiling blinds and a television point.

From here, double doors open to the outstanding leisure suite with fully-tiled indoor swimming pool and corner jacuzzi which is lit by eleven wall lights and has four sets of French windows opening to the gardens. Also having three radiators, the pool area has a door to a further room with a changing area warmed by a chrome ladder heated towel rail and giving access to the sauna cabinet, a steam room, a fully tiled shower room and cloakroom with a two-piece, white suite.



Completing the ground floor, the cloakroom is tiled to dado height and fitted with a Heritage two-piece white suite and a radiator.

The first-floor landing has a spindle balustrade with chandelier point above, a radiator and four-panelled doors open to each of the rooms including a linen cupboard housing the Osso water cylinder tank.

The dual aspect master bedroom has two windows to the side, two windows to the rear and is lit by recessed downlights. Warmed by two Bisque radiators, the room is fitted with a superb range of Carl Josef oak draw-banks, a dressing table, extended nightstands plus double doors to a walk-in wardrobe. This well-designed room also has a television point.

The Villeroy & Boch fully fitted and tiled en suite has a side window, recessed downlights and is warmed by a dual-fuel Bisque bow-fronted heated towel rail. The three-piece, white, contemporary-style suite comprises a Matki corner shower cabinet with raised tray and Hansgrohe Raindance shower, a wash-stand mounted console wash basin with mixer-tap, glass shelves and Keuco illuminated mirror cabinet over, and a back-to-wall WC with concealed Grohe cistern.

The very spacious, dual aspect bedroom two has an excellent range of Hammonds fitted wardrobes, draw-banks and nightstands in light oak. The room is lit by a ceiling light and warmed by a radiator.

Fully Villeroy & Boch fitted and tiled in natural shades with slate grey relief, the bathroom has been fitted with a luxurious four-piece white suite comprising a Matki corner shower cubicle with raised tray and Hansgrohe "Pharo" arc shower, maple vanity unit with marble top and mounted wash basin with monobloc tap and matching mirror over, close coupled WC, and a tile-panelled inset Adamsez deep bathtub with mixer and hand shower. Additional features include a free-standing maple marble-topped toiletries cabinet, a Bisque dual fuel heated towel rail plus a chrome vertical tube radiator, and recessed downlights.



Bedrooms three and four both overlook the front garden, have pendant lights and radiators. Bedroom three also has a fitted double wardrobe and bedroom four is currently used as a library/second study.



Set back from the road, a lengthy block-paved driveway cuts a path through the lawn frontage with mature shrubs and trees to the borders and leads to a parking area for numerous cars and a detached garage with electronically controlled doors, power and light. Alongside the garage, timber gate opens to the stone-flagged courtyard seating area. On the opposite side of the property, timber double gates open to a further paved area ideal for dog run and bin storage and having a low-level timber shed. Beyond this, a second set of gates give way to the enclosed rear garden with an extensive stone flagged sun terrace and barbecue area, perfect alfresco dining, and edged by a low retaining wall with access to the lawn area. With a mature tree-lined boundary and deep shrub borders, the centre of the lawn has a large pond and beyond a short Hornbeam hedge is a large stock-fenced and hedged paddock and a timber storage shed.

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 EPC rating is to be confirmed

The Council Tax Band is D

The property is served by mains drainage

The property is warmed by gas central heating

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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