



Maria B Evans Estate Agents Limited

Nook Cottage, 16 Roby Mill, Up Holland, WN8 0QF

Offers in the region of £250,000



- Pretty, stone-built, end-terrace 18th century cottage
- Previously extended, the rooms have a cosy aura
- Sitting room with log burning stove and a dining room
- Morning room with well-appointed galley kitchen off
- Two first-floor light and spacious double bedrooms
- Modern shower room with four-piece white suite
- Warmed by gas central heating and double glazed
- Shared driveway to rear with cobbled parking area
- Easily maintained, secluded and pretty rear garden
- Charming village setting close to schools and amenities
- Easy access to road and rail commuter transport links

To match the name, this pretty, stone-built, end-terrace cottage, dating back to the 18th century, is nestled in a nook between the former primitive chapel and its long-standing row of close neighbours. Previously extended, the rooms have a cosy aura yet offer good space and height and include a sitting room with log burning stove, a dining room and a morning room with galley kitchen off. Upstairs are two double bedrooms and a well-designed, modern shower room. There is a shared driveway to the rear parking space amidst the split-level, good-sized yet easily maintained rear garden with two storage sheds.

The cottage is set beyond a low stone wall with pebble a paved path leading to the uPVC porch which is lit by a wall light, has a tiled floor and shelters the inner, red-painted, Georgian-style door giving way to the sitting room.

Having a window to the front and lit by four wall lights, the comfortably spacious sitting room boasts an array of exposed rafters and beams, a decoratively leaded window to the dining room and an exposed stone wall. The wood laminate flooring works perfectly with the décor and the beamed angle with tiled hearth wraps itself around the log burning stove which has a built-in meter cupboard and a television point to the side.



A further Georgian style door gives way into the good-sized dining room which has an open-tread spindle staircase rising to the first floor. Once again, there are exposed ceiling rafters and beams plus a plate rack, and the room is lit by four wall lights. Warmed by a vertical tube radiator, the room also has a stone-built hole-in-the-wall fire surround with an inset beam over although this is currently fitted with a shelf for display purposes. A door space leads into the morning room and a broad opening with timber panelling beneath gives a view and borrows light from the kitchen area.



The L-shaped breakfast kitchen has French windows plus a stable-style door opening to the rear garden and a pendant light over the space for a table and chairs. There are fitted timber base cabinets to one wall which very cleverly house the automatic washing machine and dishwasher and the wood laminate flooring continues into the galley kitchen area.



Lit by three pendant lights, the cleverly designed galley-style kitchen has a double-glazed window to the rear and is fitted with a range of ivory-shaded Shaker-style cabinets and drawers with stainless steel cup handles and knobs and having “greige” coloured subway splash tiling between levels. Coordinating seamlessly, the pale granite worktops have an inset porcelain sink unit with swan-neck mixer tap over and set beneath the rear window. Also inset is a four-ring induction hob with extractor fan over, oven and grill below and, alongside, a niche to hold a microwave oven and there is space for a fridge freezer.



The Z-shaped landing is lit by two wall lights, has a spindle balustrade, two radiators, a loft hatch and white panel doors to the two double bedrooms and the bathroom off.

Bedroom one has a window to the front, both pendant and wall lighting, a radiator and a television point. This good-size double room has ample space for wardrobes and other furniture such as drawer banks and nightstands.



The fully bleached-wood effect wall-panelled shower room has vinyl flooring and is lit by recessed downlights. The four-piece modern white suite comprises a vanity set wash hand basin, back-to-wall WC and a back-to-wall bidet plus a double sized shower cabinet with full height glass screen and Hansgrohe unit with rainfall and hand attachments. A niche with built-in mirror cabinet provides a home for toiletries and a chrome ladder-style heated rail is on hand to warm the towels.

A part glazed door opens to this light and spacious bedroom two having two windows overlooking the rear garden and the far-reaching rural views beyond. Again, this double room has ample space for wardrobes and drawers, is lit by a ceiling light and warmed by a radiator.



At the end of the terrace, a shared driveway winds-around to the rear of the properties and leads to the cobbled parking space for No.16. Enclosed by timber fence-topped stone wall borders and trellis-topped fencing, the paved patio to the cottage's rear elevation provides a secluded and tranquil space - ideal for al fresco dining – and has cobble-edged islands for spring bulbs, small shrubs and herbaceous planting. Steps descend and, across the cobbled parking space, lead to a further paved area with two specimen trees plus shrub borders and space for container planting. To one side is a bin storage space, a secure storage shed and further timber shed with power and light.



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 is D

The Council Tax Band is B

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.

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