



## Maria B Evans Estate Agents Limited

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Odd House, Odd Lane, Bretherton, PR26 9BF

Offers in the region of £1,495,000



Set in a stunning, rural location surrounded by open pastoral aspects and positioned within enclosed landscaped grounds of approximately 1.3 acres, Odd House offers immaculately presented, contemporary accommodation to an exacting specification and design. Set over three floors, the rooms include a generously spacious principal lounge with log burning stove, a central feature glass-balustrade staircase rising to the first-floor landing and descending to the basement rooms, a superb and well-appointed living-dining-kitchen forming the family hub, master bedroom with an eye-catching window taking in the far-reaching aspects and having a dressing room and luxurious en suite, two further first floor double bedrooms both having their own contemporary en suite facilities, basement entertainment suite with shower room and a further bedroom suite/home office.

Sheltered by a sandstone open portico, the sturdy, solid oak double doors with glazed side panels open into an attractive vestibule with tiled flooring and a walk-in cloaks cupboard to the side. The impressive, open plan living-dining room is estranged by an architecturally stunning glass and brushed steel balustrade staircase which both rises and descends to further immaculately presented and meticulously designed accommodation.



The generously spacious lounge has two King Truss beams to the vaulted ceiling and a full height apex window plus panelled side windows allowing natural light to dominate this space whilst the Lutron lighting system takes over at evening time. A full-height slate-faced fireplace with ingle-set log burning stove forms the focal point of the room and the oak flooring with under-floor heating - and trapdoor to the wine cellar – offers an elegant finish and continues into the dining area and inner hallway. The comfortably convivial dining area has a pendant light suspended over the table space and a panelled window to the front.



The broad inner hall has sliding glass doors to the balcony and a door to the cloakroom with monochrome décor beyond the two-piece black contemporary suite, lit by pendant and wall lighting.

With floor-to-ceiling panel windows to the rear, sliding patio doors to the garden and three windows to the driveway, the remarkable living-dining-kitchen has a light and airy feel, with underfloor heating to the limestone tiled floor and, at twilight, is lit by recessed downlighting, wall lights and pendant lights suspended over the table space and island. The ivory-shaded and oak Culshaw Bell kitchen displays the usual excellence in cabinetry and design and incorporates a larder, soft closing double-drawers and a shaped island unit with optional dining table attachment. The honed black granite worktops have an inset porcelain twin-bowl sink unit with mixer and Quooker tap over. The island has a further circular rinsing sink with swan-neck mixer tap over and also an inset Siemens induction hob with Best down-draft extractor fan. Close by is an eye-level range of Siemens integrated appliances to include two ovens, steamer, microwave oven, two warming drawers and a full height fridge and freezer.

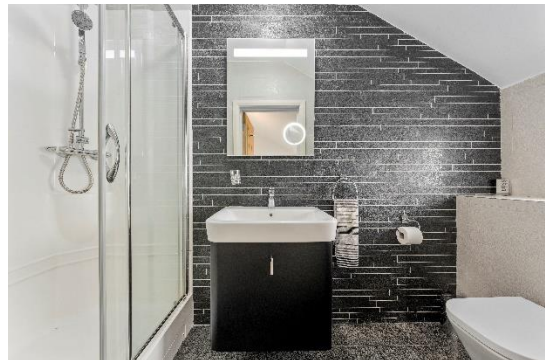


The adjacent utility room has cream-coloured gloss cabinets with oak worktops, slate effect splash tiling and an inset stainless steel sink unit. The good-sized area has fluorescent lighting, under-counter plumbing for a washing machine and space for a tumble dryer. A door gives way to the boot room which features some of the stone flags from the original Odd House, laid to flooring and highlighted by the full-height apex side window. There is also a coat rack and a secure, insulated Rock exit door. The oak staircase rises and turns to the first-floor landing which has a chandelier point to the part-vaulted ceiling, wall lights and a window to the front. A study area sits to the side and the oak flooring continues into the bedroom three.

The sumptuous master suite has dual aspect floor to ceiling windows with pastoral views that will lift the heart. The central bed-space has a stand-alone headboard with bookshelves and night-stands and there is a strategically placed wall-mounted television point. A door opens to the dressing room which is fitted with sliding-door wardrobes and accessory shelves and has ambient lighting. Fully tiled with marble-effect porcelain with an etched feature wall, the luxury en suite has an arched window, recessed downlights and wall lights. The classic suite comprises a Victoria & Albert slipper bath and stand-pump faucet over, a wet room style shower with protective glass screen, a Laufen wall-mounted vanity-set console wash basin, and a back-to-wall w.c. Fitted toiletries cabinets with a centralized recessed illuminated mirror conveniently line the wall over the wash basin.



The spacious second bedroom has an arched side window, ceiling light, a wall mounted television point and more than ample space for wardrobes. The black and ivory textured floor tiles and matching briquette wall tiling form the perfect setting for the Roca white suite of panelled shower cabinet with sliding glass doors, wall mounted vanity-set wash hand basin and back-to-wall w.c.



Bedroom three has an arched window, ceiling light and oak flooring. This double room has a range of handle-less bleached-wood effect wardrobes fitted to one wall plus space for drawer banks and night-stands. Subway tiled in pale sage green, the en suite has a contemporary white collection comprising 'P' bath with glass screen and shower over, a wall mounted vanity-set wash basin and a back-to-wall w.c. Lit by an opaque window and ceiling light, there is also a chrome heated rail to warm the towels.



Descending to the basement hallway with oak-effect porcelain flooring and a deep storage cupboard, there are doors to the bedroom suite and to the leisure suite.

The bedroom suite has grey-wood porcelain plank floor tiling and recessed downlights along with two glass-block ceiling windows. The bedroom also has an opaque panel borrowing hallway light and the en suite is fitted with a white Laufen suite of pedestal wash basin, close coupled w.c. and a shower cubicle with power shower unit.



The excellent leisure suite has sliding glass doors to a broad, stone staircase rising to the garden. Grey wood-effect porcelain plank floor

tiles and the industrial style lighting and décor capture the aura of the space which is split between a pool table area and a state-of-the-art cinema room. An electronically controlled, floor-to-ceiling, sound absorbing, concertina black-out curtain encapsulates the Epson ceiling-mounted projector, wall-mounted screen and recessed sound speakers. To the rear is a bar area with oak-topped base cabinets having an inset sink unit and wall lights.



The property is approached via an electronically controlled sliding gate to a slate-chipped driveway cutting a path through an extensive lawn frontage lined by beech and laurel hedging for an impressive arrival at the up-lit façade. Perimeter stone flagged paths surround the exterior and the slate drive continues to a parking area for numerous cars and leads to the detached double garage with roller-shutter electric door, power, light, a side storage room, a hatch to an eaves storage area and having an alarm system. There are armoured power points to the exterior wall and a door to the attached gardener's w.c. and wash basin.



To the rear is a further building currently used as a gym, with window panels to two sides, laminate flooring, wall-mounted electric heater, wall-mounted television point, a kitchen area with sink unit, and a door to the w.c. and garden furniture store. There is also a timber storage shed, log store between the buildings and a further grey composite garden

store/tool shed/stable with stable door, up-and-over door, power and light.



A pebbled area with raised beds gives way to the extensive rear and side patio which is enclosed by illuminated walling and recessed perimeter LED lighting, and having a stone al fresco dining table. From here, steps descend to a decked, ranch-style shelter with seating set around a sunken gas fire-pit – perfect for chillier evenings. Adjacent is a brick-built store-shed and a large lawn area which opens up to a hedge- and fence-lined paddock dotted with specimen trees.



Close to the village amenities of both Croston and Bretherton, this admirable property is within easy reach of road and rail commuter transport links, outstanding primary and secondary schools, on the doorstep of splendid local walks and rural pursuits and enjoys the peace and tranquility of its secluded location.

Additional features include under-floor heating throughout and the property also benefits from a central vacuum system.



**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 B**

**The Council Tax Band is E**

**The property is served by a digester system**

**The property is secured by an alarm system and cctv**

**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.