



Maria B Evans Estate Agents Limited

White Acres, Back Lane East, Mawdesley, L40 3TA

Offers in the region of £975,000



- Attractive, quoin-edged, detached residence
- Sublime setting measuring some five acres
- Delightful accommodation set over two floors
- Beautifully presented, very spacious principal lounge
- Well appointed dining kitchen with adjacent utility
- Four double bedrooms - two ground- and two first-floor
- Two family bathrooms and one en suite facility
- Warmed by gas central heating radiators throughout
- Cobbled driveway parking and detached garage
- Secluded, enclosed lawn gardens with duck pond
- Stock fenced paddock with timber stable block
- Separate entrance track for larger vehicles
- Surrounded by open, far-reaching rural aspects

This attractive, quoin-edged rendered residence has been extended over time to provide luxurious and generous living space over two floors to include a beautifully presented principal lounge, well-appointed dining kitchen with adjacent utility room, four double bedrooms, two bathrooms and one with en suite. Located in a sublime setting measuring some five acres of secluded gardens and paddocks, there is also a cobbled driveway providing parking and turning space for numerous cars, a detached garage, duck pond, stock-fenced paddock and stables.

To the side of the property, a painted timber door with opaque leaded-glass inset and matching side panels opens to a broad T-shaped hallway with limestone tiled flooring which continues into the dining kitchen. The area is lit by four ceiling lights, has an oak staircase with painted spindles rising to the first floor, glazed double doors to the dining kitchen and the lounge, vertical panel doors to the cloakroom, two bedrooms and the bathroom.



The principal lounge has a French window to the garden, a bay window and a stained-glass window to the front, and the room is also lit by two pendant lights and six wall lights. This generously spacious room has limestone flooring to the perimeter with carpet space to the centre and the focal point of the room is a bath-stone fireplace surrounding a gas coals fire whilst two radiators supplement the warmth when needed.



The spacious dining kitchen has a window and French windows to the side plus a window to the rear and recessed down-lights and a pendant light over the table space. An extensive range of cream coloured wall and base units with brushed steel handles are fitted, have splash tiling between levels and incorporate island unit. Granite worktops have an inset Shaws Original porcelain twin sink unit with monobloc tap and etched side drainer and a Neff integrated dishwasher. A tiled niche with canopy extractor fan above houses the Rangemaster five-ring range cooker with side hot plate and there is also an inset microwave oven. In addition, there is space for a larder fridge, a radiator and kickboard heating.



The utility room has a stable style door, rear window and kitchen complementary cabinets with stainless steel sink unit, plumbing for an automatic washing machine, space for a tumble dryer and the Glow-worm gas central heating boiler.

With a bay window to the front, the ground floor bedroom is lit by a pendant light and has a radiator. This good sized double room also has a fully tiled en suite with a white and grey colour-way and a three piece white Sottini suite comprising a shower cubicle with glass door, a vanity set wash hand basin and a WC. There is also an opaque side window, a ceiling light, an extractor fan and a radiator.



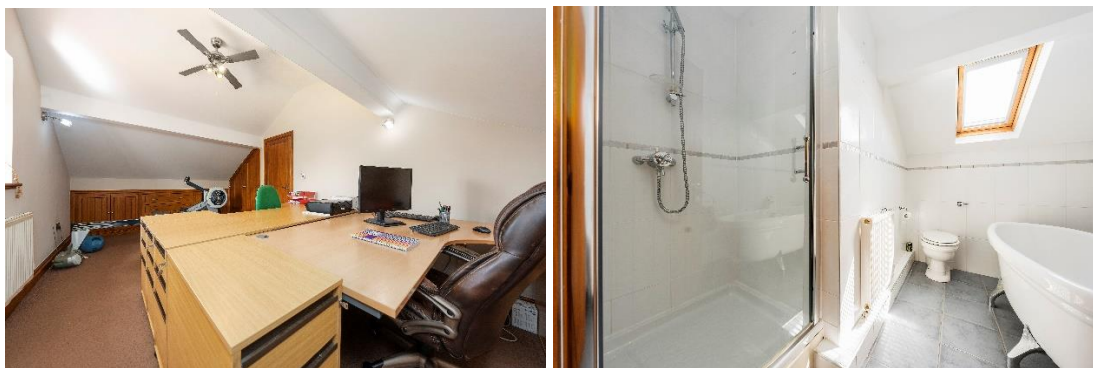
The dual aspect second bedroom has windows to the side and a bay window to the rear overlooking the grounds and the pond. The room is lit by a pendant light, has a radiator, a loft hatch and ample space for wardrobes.



Fully tiled in white with limestone flooring, the family bathroom has a luxury, four-piece white suite comprising a Victoria & Albert slipper bath with stand pump tap and hand shower, a step-in shower with glass screen, a pedestal wash hand basin and a close coupled WC. Lit by recessed down-lights, there is also a shaver point and a radiator to warm the towels.

The first floor landing, with ceiling light and linen cupboard, gives way to two further bedrooms and a bathroom. This first floor accommodation could be transformed to form a master suite with separate en suite and dressing room.

Bedroom three has an outward-apex window overlooking the garden, three wall lights, a ceiling light and a radiator. The spacious room has fitted wardrobes and eaves cabinets to either end and is currently used as an office.



Bedroom four has an outward-apex window, a ceiling light, two wall lights and a radiator. This double room also has built-in cabinets and drawers to the eaves space.

Fully tiled in white and grey, the bathroom has a Velux window, a ceiling light and a radiator. The four piece white suite comprises a shower cubicle with glass door, an ellipse-shaped back to wall claw-foot bathtub with monobloc tap, a Heritage pedestal wash hand basin with shaver point over, and a back to wall WC.

The property is approached via stone gate-posts supporting electronically controlled wrought iron gates which open onto a cobbled driveway providing parking for numerous cars and lit by two Victorian lanterns plus wall lights to the detached double garage which has an electric up-and-over door, power and light plus a side personal door.



The front garden has a Hawthorn hedge with shrub borders and a York stone paved path follows the perimeter and expands across the rear elevation to create a south facing sun terrace providing a leisure area overlooking the extensive lawn gardens which are enclosed and bordered by mature hedges, shrubs and specimen trees. A wind-break beech hedge divides the lawn and, beyond this, mature trees stand to the side of the large duck pond which is overlooked by the timber summer house. A five barred gate opens to a separate driveway which in turn leads to a second five barred gate access to the adjoining stock fenced paddock and the stable block.





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 E

The Council Tax Band is G

The property is served by septic tank

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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