



Maria B Evans Estate Agents Limited

Moss Farm, Moss Lane, Croston PR26 9JS

Offers in the region of £1,100,000



- Charming, detached traditional style farmhouse
- Superb setting with astounding rural aspects
- Spacious, well-appointed living dining kitchen
- Lounge with feature fireplace and log burning stove
- Separate laundry/boot room off kitchen
- Well-proportioned study/ 2nd reception room
- Double glazed and oil central heating
- Driveway parking for several cars and integral garage
- Surrounded by mature and well-established gardens
- Circa 8.8 acres of grazing pasture with hedge borders
- Rural location yet easy access to Croston village

Rarely does such a charming property as Moss Farm come to market and we know this will be a sought-after gem. Built approximately ten years ago, as part of a larger farm estate, this farm managers residence offers well-appointed and spacious accommodation to include a lounge with log burner, study, living dining farmhouse-style kitchen, boot room, four bedrooms- two of which are en-suite and a family bathroom. Located out on the moss and approached via a Tarmacadam country lane, the property provides easy access to the renowned Bishop Rawstorne School, Croston village with its many pubs, eateries and shops yet offers rural living and an abundance of options with the addition of 8.8 acres of grazing pasture.



The entrance door with glazed insert and side panels opens into a good-sized porch with coir matting and a further part-glazed door with glazed side panels filters light into the entrance hallway. Two pendant lights also illuminate the area including the spindle staircase to the first floor with an understairs storage cupboard. Most rooms having pendant and/or recessed down-lighting giving a warm and contemporary aura and the property is warmed by oil fired central heating radiators and have uPVC double glazing throughout. Off the hall, the good-sized downstairs cloakroom has an etched window to the front and is fitted with a two-piece suite to include low flush w.c. and pedestal wash hand basin.

The generously spacious lounge is located to the rear of the property and has two windows to the side and French doors with glazed side panels to the rear. The focal point of the room is the feature stone fireplace surrounding the log burning stove. To the front of the property, adjacent to the lounge, is a further reception room which is presently used as a home office but could be a library or playroom.



On the opposite side of the property is the heart of the home, a family sized open plan living dining kitchen. The kitchen area is located to the front of the house with a window overlooking the established front garden and driveway parking. Fitted with a good range of high gloss cream and sage wall and base cupboards and worktops with an inset one and half bowl ceramic sink with swan neck mixer tap. Cooking facilities include a ceramic hob with extractor fan over and an eye level oven and grill, there is plumbing for a dishwasher and space for an American style fridge freezer. There is ample space for a farmhouse-style dining table and a comfy sofa to the rear which, again, has French doors leading to the rear garden – great for parties as the rear patio connects to the afore mentioned French doors in the lounge.



A door from the kitchen opens into the very good-sized boot/laundry room where there is plumbing for an automatic washing machine and space for a tumble dryer. A sink sits beneath the rear window and wall and base cupboards provide that extra storage for those everyday essentials. From here, a fire door opens into the integral garage, which houses the hot water cylinder tank and has power, light and an up-and-over door.

The first floor has a spacious landing with access to the bedrooms, family bathroom and the loft space.

The master bedroom to the front of the property really does showcase the amazing views over the grazing pasture included with the property. There is a walk-in wardrobe and a three-piece en-suite comprising a low flush w.c., pedestal wash handbasin and panelled bath with shower over.



Across the landing, bedroom two also enjoys the same aspect and, once again, has an en-suite, comprising low flush w.c., pedestal wash hand basin and shower cubicle with power shower. Bedroom three and four are also both double rooms and located to the rear of the house, still enjoying rural views over the established rear garden. The family bathroom to the rear has a three-piece white suite to include low flush w.c., pedestal wash hand basin and panelled bath with shower over and screen.



The property is approached via Drinkhouse Road which becomes Moss Lane and, shortly after passing Finney Lane, the long, shared driveway to Moss Farm can be found. Shared with a similarly attractive neighboring property, the driveway provides private parking for several cars and leads to the single integral garage. Adjacent to the garage are dog kennels and garden sheds which provide storage for those essential outdoor items.



Mature hedging surrounds the well-established gardens to the front, side and rear. The front and side garden are mainly laid to lawn with some mature planting to the front of the house to provide all-year-round colour. A stone flagged path leads from the front to the far side, passing the side lawn and arriving in an established mature and colourful rear garden.



In addition to the house and garden, to the front and side of the property there is approximately 8.8 acres of pastureland, flanked by mature hedging, and would make the ideal purchase for any enthusiastic equestrian.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

Local Authority is Chorley Borough Council

The EPC rating is B

The Council Tax Band is F

The property is served by septic tank

NB PLEASE ACCESS VIEW DRINKHOUSE LANE, NOT MOSS LANE

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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