



## Maria B Evans Estate Agents Limited

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**Wrennalls House, Ridley Lane, Mawdesley, L40 2RE**

**Offers in the region of 1,250,000**



This stunning detached residence has been remodelled from the original cottage which dates back 400 years. As the double gates open, Wrennalls House becomes visible from the pebbled driveway which is equipped with an electric car charger and offers ample parking space for around seven cars.



A composite door with glazed inserts and side panels opens to the split-level hallway with oak flooring which complements the oak risers of the spindle staircase to the first floor. Lit by recessed downlights, there is a side window, a decoratively covered

radiator and two fitted cupboards to house coats and shoes. A useful store room with fitted cupboards provides further storage and has a window and door to rear. To the far end of the hall, a glazed door opens to the rear porch with porcelain floor tiling, recessed downlights and a further black aluminium door with side panel. Just off, the similarly tiled cloakroom with opaque rear window has a two-piece white suite and a black column radiator.



Glazed double doors lead from the hallway into the dual aspect sitting room with a bay window to front, two windows to the side and a central pedant light. The main feature of the room is the full height chimney breast tiled with stone- effect porcelain and having a contemporary raised log-effect electric fire set below a niche with television point.



The principal lounge with oak flooring has a warm and cosy ambience generated from the log burning stove surrounded by an exposed brick angle and with oak beam across and stone flagged hearth below. Recessed downlights are dotted between the exposed oak ceiling beams while a further two windows to side, a window to rear and a patio door, providing access to the garden, allows natural light to stream into the room.



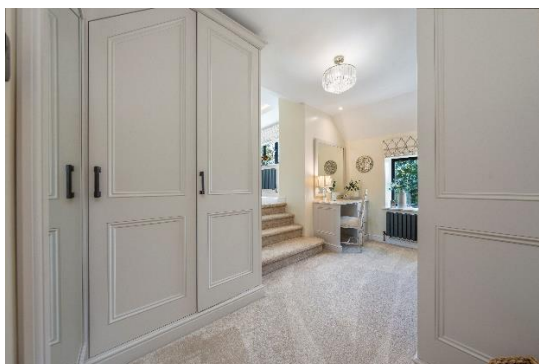


Across the hallway, a Karndean floor installed with underfloor heating flows throughout a superb, open plan living-dining-kitchen space. The kitchen area is fitted with an excellent range of Matthew Marsden cabinets in the palest blue with steel handles and incorporating larder cupboard, drawers and an island unit. These are finished with black granite worktops with an inset one and a half bowl porcelain under-mount sink unit with etched side drainer. Also inset is a five-ring induction hob with a canopy extractor fan above and a Siemens eye-level double oven and grill close by. A dresser-style unit has an integrated refrigerator and freezer. Underneath the counter is an integrated automatic washing machine, automatic dishwasher, further freezer and drinks chiller.



Beyond the kitchen, a broad opening gives way to the living and dining area with a central pendant and perimeter recess downlights to the lantern roof, sliding patio doors to two sides and a panel window to side. There is a wall mounted television point having a raised electric fire beneath and creating a true family hub.

The first-floor landing has two wall lights and a pendant light and oak doors open to each of the rooms.



The split-level master bedroom has a dressing area with a pendant light and a side window with column radiator beneath. Fitted wardrobes line the walls and incorporate a dressing table whilst stairs rise to the king-sized bedroom where pelmet lighting illuminates discreetly along with a pendant and wall light. A window to the side offers stunning views of the garden and fields beyond and windows to either side of the bedspace overlook the front and, opposite, there is an integrated television point.



Steps descend to the fully tiled en suite with recessed downlights, an extractor fan and two chrome heated towel rails. The contemporary Duravit suite comprises a pedestal wash hand basin, close coupled w.c., bidet and corner shower with hand shower and protective glazed screen and there is also a Victoria & Albert bathtub with towel rail. In addition, there are two side windows and a cupboard housing the water tank with linen storage.



Bedroom two is a double bedroom with pendant light, two windows to the front and a side window with radiators beneath. A fitted unit consists of wardrobes framing the wall-mounted television point with drawers beneath. Warmed by a heated towel rail, the fully stone-effect tiled en suite has a wet-room style shower with monsoon head and hand shower, a back-to-wall w.c. and vanity set contemporary console wash hand basin with illuminated mirror above and illuminated integrated alcoves.

Bedroom three is a double bedroom with a pendant light, television point to the far corner and a window to the side with radiator beneath.





Bedroom four, a further double room, has a window to the rear with radiator beneath and is fitted with a double wardrobe.



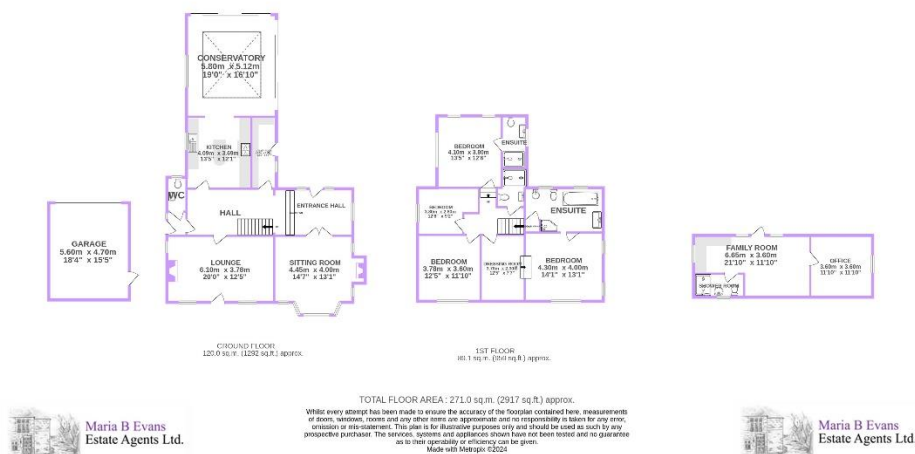
These two latter rooms are served by a shower room with a Velux skylight, recessed downlights and a heated towel. With grey porcelain tiling, the suite comprises a vanity set wash hand basin with illuminated mirror above, a close coupled w.c. and a shower with Mira electric unit and glazed protective panel.



Set in a circa two-acre plot, the gardens of Wrennalls House have been beautifully landscaped with island shrub planting across the extensive lawn and bordered by fencing, mature shrubs and trees for privacy plus a woodland area to the front boundary. Off the driveway and wrapping around the property, steps lead down to a resin patio which is enclosed by a low retaining wall and provides space for intimate al fresco dining illuminated by the outside lighting and a fire pit which holds an additional seating space. A detached garage lies to the far side of the property, has power and light and provides excellent storage space. Continuing the fantastic outdoor entertainments, a cosy breeze-house style timber cabin provides interior perimeter seating and dining space around a central barbecue.



In addition, the first-rate summer house is subdivided into three rooms and offers ideal temporary guest accommodation or home office space. Fitted with double glazed doors to the front, windows to the rear and side and opaque rear window, the interior has laminate flooring and recessed downlights throughout. The main areas comprise a combined lounge with television point and fitted kitchen with stainless steel sink unit, gas hob with oven below and chimney extractor over, and integrated fridge. The bedroom has fitted wardrobes and the washroom has a shower, wash hand basin and w.c. A cupboard houses the LPG heating boiler.



**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 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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