



Maria B Evans Estate Agents Limited

29 Grape Hyacinth Cottage, Grape Lane, Croston PR26 9HB

Offers in the region of £350,000



- **Stunning character cottage dating back 300 years**
- **Set in the Grape Lane Conservation area**
- **Cosy reception room with electric fire facility**
- **Well-appointed kitchen with space for dining**
- **Downstairs wet room style shower room**
- **Conservatory with magnificent views of the rear**
- **Master bedroom with original cottage windows**
- **Second double bedroom with Dorma extension**
- **Modern three-piece shower room fitted in 2023**
- **Tongue and groove latched doors throughout**
- **Extensive rear garden with lawn and patio areas**

Grape Hyacinth Cottage is a post-card pretty property offering idyllic cottage accommodation and set in one of the most sort after locations in the village. Access is

granted through a bright blue timber door into a characterful reception room. This maintains the original stone flagged flooring and holds a window to front, pendant light and is warmed by a radiator. The room also holds a television point and a cupboard to the corner to house electric meters. The main feature of the room lies in the electric fire facility with a brick surround, oak mantel and stone hearth.



A door with opaque glazed insets leads to the kitchen-dining area. This holds a tiled flooring with two pendant lights to illuminate both areas and a radiator to side. The kitchen comprises of oak wood wall and base units, finished with linoleum worktops. They include an induction hob with oven and grill beneath and canopy extractor fan above and space for a washing machine. A stainless-steel sink unit with monobloc tap and etched drainer to the side overlooks a picture window to the rear garden. There are separate kitchen complementary units allowing for more storage with ample space for further furniture within the dining area.



Progressing towards the rear of the property, a slate-look tiled corridor with a window to the side grants access to the downstairs shower room through a tongue and groove latched door. This has been designed in a wet-room style with an open shower, extractor fan, close coupled w.c., vanity wash hand basin and chrome heated towel rail. The shower room is lit with wall lights, whilst an opaque window to rear also allows light to pass through.



A conservatory exists to the rear of the property, providing a secondary dining or living space and offering mesmerising views of, and access to, the extensive rear garden. It holds a tiled flooring and is equipped with electric sockets and wall lights.



The stairway is accessed through a tongue and groove latched door, of which two double bedrooms and family shower room lie. It is lit by both a pendant and LED panel light and holds integrated shelves for displaying or storing items.

The master bedroom is a double room with original cottage windows to front holding a secondary glazing with an additional etched window to the side. Fitted wardrobes exist to the corner, succeeding in maximising the feeling of space within the room. There is a radiator to the side and a pendant light illuminates from above.



The second bedroom has a dormer extension, providing space for a double bed and expanding the ceiling height to make for a bright and capacious space. There is a window across the rear and the room is also illuminated by discreet pelmet lighting

and warmed with a radiator. The display shelving to the top right also acts as a door to a convenient, further storage cupboard above the bathroom. There is also a cupboard to the corner to house the boiler and an access point to the loft above.



The family shower room has been recently renovated to include a modern three-piece suite, lit by an LED panel light and window to rear. Marble effect tiling is fitted around the large walk-in shower with a monsoon head, additional hand shower and closed by glazed sliding doors. The shower room is completed with a linoleum floor, extractor fan, heated towel rail, back-to-wall w.c. and vanity wash hand basin with monobloc tap and mirror above.



The rear garden of Hyacinth is a beautiful green sanctuary. Holding a feeling of privacy and serenity, an extensive lawn runs down the garden lined bilaterally with mature shrubs and plants. Two patio areas exist throughout the garden; one to the front, providing a perfect area for sheltered seating, and one towards the back which holds a garden shed. Beyond the garden, magnificent views of farmland fields are visible.





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 G

The Council Tax Band is C

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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