



Maria B Evans Estate Agents Limited

4 Home Farm Mews, Grape Lane, Croston PR26 9JT

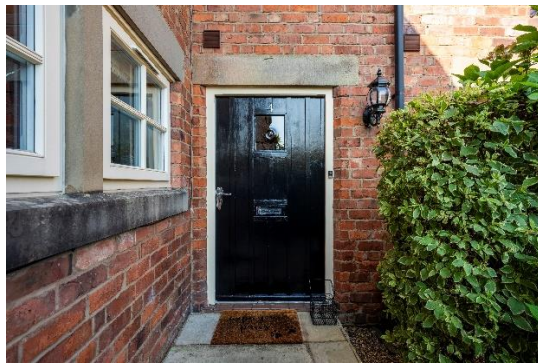
Offers in the Region of £525,000



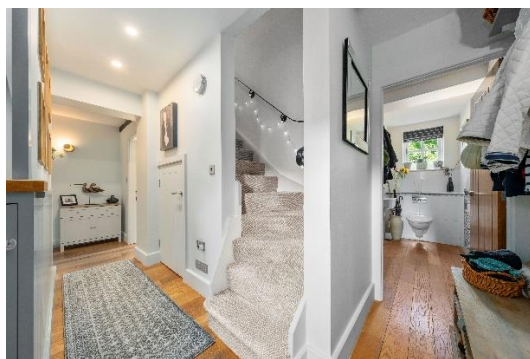
- Stunning Mews property set in the Grape Lane conservation area
- Beautifully modernised with traditional features preserved
- Installed with a Matthew Marsden kitchen
- Illuminated breakfast cabinet in Walnut
- Separate utility area with kitchen complementary units
- Good-sized living area with potential for a formal dining area
- Downstairs washroom and storage cupboard
- Gorgeous master bedroom with exposed beams and en suite
- Good-sized second bedroom with a three-piece en suite
- Third single bedroom with feature oriel window
- White, four-piece family bathroom suite to the first floor

- Walled wrap around rear garden with garden shed and log store
- Large, single garage plus two external allocated parking spaces

4 Home Farm Mews is a property that has been both beautifully and considerably designed throughout, declaring an amalgamation of both contemporary and traditional features. It is approached by a stone flag path lined bilaterally by mature shrubs and flowers, leading to a broad hardwood panelled door with glazed inset for access into the property. This opens up to a welcoming hallway, lined with an oak wood flooring and fitted with Matthew Marsden illuminated display cabinets which provide a warm, ambient light to the space. The walls are complemented by a panelling to dado, a column radiator to the side and good-sized understairs storage cupboard.



All the rooms of the property are accessed through vertical panel doors, the first of which leads to a downstairs washroom. This is tiled to dado and lit by recess downlights to include a back-to-wall w.c., wall mounted wash hand basin with mixer tap and a chrome heated towel rail with coat hooks to the side wall.



Bearing left at the end of the hallway, a barn style track door reveals a stunning kitchen-dining space. This is fitted with a Matthew Marsden kitchen in light grey with Quartz worktops. The units have a variation of soft close drawers with a blend of round and cupped handles and comprise of a Franke stainless steel sink unit with a swan neck Quooker tap providing hot, cold, boiling and filtered drinking water, a full-length fridge, dishwasher and two AEG ovens. One of which is a steam oven and the other a microwave combination oven with a warming drawer beneath. The kitchen also has a 5-point induction hob with an overhead canopy extractor and coordinating Quartz splashback. This is flanked by shelves with discreet lighting beneath emitting a relaxing and warm feel to the space. The stone effect Italian tiled floor and recess

downlights continue into the dining area, which is fitted with a booth style seating finished in walnut, holding storage and a built-in wine rack beneath, and hugging around the dining table. Above, a pendant light further illuminates, aided by both a window to front and to rear. The kitchen is completed with a spectacular, illuminated breakfast cabinet finished in walnut and accessed through bi-fold doors.



The utility holds kitchen complementary units comprising of a larder cupboard with automatic light, a cupboard to house the boiler, space for a freezer, plumbing for an automatic washing machine and dryer and further units for storage. The feature stable door to the rear allows light to stream through its glazed inset, whilst the utility is also lit by recess downlights. The kitchen-dining and utility area are warmed by electric underfloor heating.



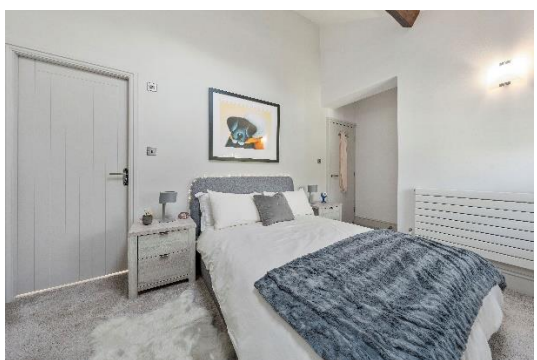
The living room continues the oak wood flooring and holds two dual aspect French doors, offering tranquil views of the rear garden and parkland beyond. A log burner with flue and hearth exists to the corner whilst the room is warmed further by a column radiator. There is a television point to finish off the living area, which has further space for the potential of a second, formal dining area. Both spaces are equipped with wall lighting.



Upstairs, the landing is lit by a pendant light and grants access to all three bedrooms and the family bathroom and also offers an airing cupboard housing the water tank and extra storage space.



The master bedroom opens up as a spacious, dual aspect room with a window to rear and lancet window to front, whilst beautiful, exposed beams exist above. It is lit with wall lights, heated by a traditional style radiator with a combined chrome heated towel rail, has a TV point to the side and much room for furniture. Progressing into the room, a fully tiled en suite unfolds to the left comprising of a back-to-wall w.c., floating wash hand basin with monobloc tap and finished with a roll top bathtub.



The second bedroom is a double room, also containing exposed beams, with a velux window above and oriel window to rear. It is lit by wall lights, warmed by a column radiator, and is also equipped with an en suite. This is fully tiled with a further velux window, back-to-wall w.c., vanity wash hand basin with monobloc tap and illuminated mirror above. There is a cubicle shower with monsoon head, additional hand shower and extractor fan above. It is finished with a storage cupboard to side, heated towel rail and lit by recess downlights.



Bedroom three is a single bedroom with an oriel window to rear, pendant light above and column radiator to the side. It holds fitted wardrobes with sliding doors across one of the side walls.



The family bathroom is equipped with a underfloor heating and is fully tiled four-piece suite to include a Duravit panelled bathtub, cubicle wet room style shower with monsoon head, additional hand shower and extractor fan above. There is also a close coupled w.c., a vanity set wash hand basin with monobloc tap and recess downlights installed above. An opaque oriel window exists to the rear.



The rear garden is fully enclosed by both a bricked wall and fence borders as it wraps around the rear elevation of the property. It provides an idyllic space for relaxation, planted with mature shrubs and pretty, colourful flowers. A decking with column uplighting lies in front of both French doors from the living room, creating a perfect space for indoor-outdoor living. Stepping stones lead over the lawn to a patio 'suntrap' area positioned within a corner of the bricked wall, whilst to the opposite side exists a convenient garden shed for storage with additional log store to the side.

Further stepping stones lead over a neat, shale path to the rear gate. Home Farm Mews also owns a large, single garage accessed through bi-folding doors across the communal courtyard. The property benefits from 3 allocated parking spaces, one inside the garage, one immediately in front of the garage and the third at the rear of the estate. A communal garden exists to the rear of the garages, creating a social, outdoor area within the community.



Viewing is strictly by appointment through Maria B Evans Estate Agents

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

We are reliably informed that the lease length is 999 years

We are reliably informed that the Ground Rent is circa £50 PA

We are reliably informed that the Lease Charge Renewal is nonexistent

We are reliably informed that the Service Charge is circa £75 PCM

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is E

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA