



Maria B Evans Estate Agents Limited

Mill House End Farm, Grape Lane, Croston, PR26 9HB

Guide price of £775,000



- Four bedroom detached former farmhouse in Croston
- Set within the renowned Grape Lane Conservation Area
- An abundance of characterful original features throughout
- Well-appointed country dining kitchen with Aga
- Spacious, dual aspect master bedroom and en suite
- Three reception rooms plus orangery overlooking gardens
- Detached brick-built garage with office area and utility room
- Easy distance to village centre amenities and commuter routes
- In catchment area for excellent local schools

Dating back to 1770, this undeniably picturesque, former farmhouse has the most beautiful Conservation Area setting to compliment it. Simply brimming with characterful edifices, every ounce of this house feels like home. The gardens to front and rear are beautifully stocked with mature shrubs and herbaceous borders surrounding expansive lawns and there is a detached, extra-large double garage having utility and office areas to the rear.

Although now rarely used, the original, painted oak front door, set in a broad architrave, opens to the dining room with oak flooring. Boasting quarter-round beams of the era, and which can be found throughout, the elegant room has a window to the front and wall lighting to provide a perfectly balanced ambience. A further feature of the room is the attractive oak surround and tiled insert of the open fire facility for cosy dinner parties with warmth enhanced by the two decoratively covered radiators.

A stripped pine latch door opens to the hallway which has two windows to the rear, wall lighting, a storage cupboard and a door giving way to the rear garden. Further similar latch doors open to the rooms off and an oak spindle staircase, to one end, rises and turns to reach the first-floor landing. The flooring is part herringbone woodblock and York stone flagged, the latter continuing into the kitchen.



The comfortably presented and well-proportioned lounge has a window to the front, exposed beams and oak flooring. The focal point of the room is the fireplace with inset canopy over the dog grate which rests on a stone flagged hearth and has a square-cut polished slate mantel over and two decoratively covered radiators for additional warmth when needed.



The snug is just what it says, has windows to either side, wall lighting points, a radiator, woodblock flooring and a television point.

Decoratively leaded French windows open to the orangery which has a bank of windows giving lovely aspects over the rear gardens and a door opening to them, stone flagged flooring and wall lighting.



The triple aspect breakfast kitchen has a wide range of bespoke, hand painted cabinets to three walls which include drawers, larders, plate and wine racks, glazed displays and an island piece. All have tiled splash areas between levels, black granite counters and upstands and incorporate a twin Shaw's Original sink unit with French style mixer tap over. An Aga and companion are set into a tiled niche with a beam over and integrated appliances include a microwave oven and automatic dishwasher, and there is space for an American style larder fridge freezer. The kitchen and dining areas have banks of spotlights amongst the beamed ceiling to showcase the beautiful fittings and stone flagged floor.



Completing the ground floor accommodation is the cloakroom which has an opaque side window, herringbone oak flooring, and a pendant light. The two-piece white suite comprises a pedestal wash basin and a high flush w.c. and additional features are a niche for coat rack, a tall cupboard for meters, extractor fan and a radiator.

The impressive staircase, having oak part-panelled walls with an integrated handrail, turns at the half landing where there is a leaded and stained-glass window depicting some of Croston's historic references including the dwellings name. The spacious main landing boasts a beamed ceiling and loft access point, has pendant lighting and is wired for wall lights and there is a covered radiator for warmth. Oak latch doors open to each room off plus there is a walk-in airing cupboard with light, hot water cylinder tank and clothes rails with linen shelves above.



The master suite has an inner hallway with pendant light giving way to the spacious, dual-aspect bedroom which runs the full depth of the property and has windows to the front and the rear. Two pendant lights illuminate the room and there is considerable space for boudoir and bedroom furniture.

Adjoining is the luxurious en suite with two windows to the rear, recessed downlighting and a wall light. The white, Old England suite comprises a console-style wash hand basin with mixer tap, roll-top claw foot bath with standpipe tap and hand shower, spacious corner shower cubicle and an Empire high-flush w.c. The walls are classically tiled to dado and splash areas in natural tones and a traditional radiator plus two chrome ladder-style heated rails can warm the towels.

The second bedroom has a window to the front, pendant lighting and a covered radiator. Storage is provided by a built-in wardrobe with stripped pine doors having deep drawers beneath.





Bedroom three has pendant lighting and windows to the rear and side, fitted with plantation shutters. A built-in oak computer desk is sited to one corner and there is also a built-in double wardrobe with latch doors, rails and shelving. Bedroom four has a window to the front and pendant lighting. Bedrooms three and four both have decoratively covered radiators.

Set beyond an old stock brick wall and cobbled apron, the property is approached through timber double gates which open to a pebbled driveway providing parking for several cars. A lawn garden sits to the side and is centrally cut through with a York stone flagged pedestrian path to the front door – one side having a central water feature. By the driveway, the detached and extra-large, brick built double garage has two electric up-and-over doors, power and light. There is a window to the side and to the rear is an office area with a door to the rear garden. Alongside is a separate utility room with wall and base units, under-counter space for a washing machine and tumble dryer, an Armitage Shanks enamel sink unit and a tiled side drainer/table. A door opens to the adjoining w.c. and a further door to the rear garden and York stone patio.

The meandering rear garden is mostly laid to lawn and dotted with mature shrubs and trees whilst the split-level York stone sun terrace makes an ideal area for container planting and has a Victorian style lantern. The generous gardens also feature a dog kennel and run, a gated compost and vegetable plot and an under-tree water barrel feature. This attractive, relaxed garden displays interest at every turn.





Viewing is strictly by appointment through Maria B Evans Estate Agents

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

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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