



## **Maria B Evans Estate Agents Limited**

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**Bay Tree Cottage, 20 Chorley Road, Hilddale WN8 7AL**

**Offers in the region of £550,000**



- **Beautiful, character semi-detached property**
- **Located in the heart of Hilddale village**
- **Reception room with feature fireplace**
- **Open-plan kitchen-dining area to the ground floor**
- **A further cosy reception room with lantern roof**
- **Dual-aspect master bedroom to the rear with garden views**
- **Ground floor, contemporary wet-room style shower room**
- **Two double bedrooms to the first floor and a further room**
- **Jack and Jill style three-piece bathroom**
- **South-West facing, private rear garden**
- **Double glazed UPVC Residence windows & doors throughout**
- **Warmed by gas central heating**

*Maria B. Evans are proud to present this stunning, semi-detached, property located in the heart of Hilddale. Brimming with character, Bay Tree Cottage dates back to 1828, when it previously served as the village Post Office. The property features a versatile layout that has been beautifully styled and decorated by the current owners to create a harmonious blend of traditional features with contemporary finishes.*

Stepping through a UPVC entrance door with glazed inset, this property welcomes you through a charming entrance hallway into the rest of the property. The hallway is laid with a beautiful, natural stone tile flooring which flows throughout the majority of the home, is lit by a pendant light and decorated with a pattern design to dado.



Bearing left through an antique pine door with glazed insets, the first room unfolds. Currently designed as a reception room, this stunning space has been elegantly decorated to proudly set the standard for the remainder of the property. The main focal point of the room resides in the feature fireplace, housing a bioethanol iron grate coal fire which is framed by patterned tiling and topped with a mantle. Warmed further by a radiator to the side, this space is complete with a television point, a fitted cupboard to house meters and ample space for furniture. The room is softly lit by both natural light filtering through a window to the front of the property and two pendant lights, one of which is located in a recessed area to the corner of the room. This holds integrated shelving and access to the understairs storage.



A double set of antique pine doors with glazed insets reveal the open-plan kitchen-dining area; a perfect space for family to gather or for hosting guests. White base units flow across one wall, topped with a complimentary white and grey Silestone counter which continues as a splashback. The units are finished with Neff appliances to include an electric double oven and grill and a five-point gas hob with a contemporary extractor fan above. A window overlooks the rear garden in front of the integrated

one-and-a-half sink unit with an etched drainer and matte black monobloc tap over. A second window to the front of the property is positioned in front of a lower-level baking unit designed to enhance the ease of kneading bread and baking. The kitchen amenities are completed with an integrated dishwasher, refrigerator freezer and larder cupboard. This is fitted with an automatic light and electrical sockets for the neat storage of appliances. Recess downlights speckle the ceiling, continuing on into the dining space.



A rear boot room exists from the kitchen, accessed by a stable door. This has a window to the side of the property and a UPVC door to the rear garden. It holds convenient space for utilities, having plumbing for an automatic washing machine and venting for a tumble dryer, and also for the storage of coats and shoes.



Progressing further into the property, a second reception room unfolds. This features a striking lantern roof, filling the space with natural light from above, and Residence patio doors which open seamlessly into the rear garden, effortlessly fusing together indoor and outdoor living. This holds the same stone flooring, recess downlights and is warmed by a radiator.

A step up from here leads to a hallway space having a fitted cabinet for storage and providing access to both the master bedroom and ground floor family shower room. The master bedroom is a dual aspect room, having two windows and glazed patio doors which offer peaceful garden views. Lit by two pendant light fixtures, the room is warmed by a radiator and has much room for furniture.



The ground floor shower room has been thoughtfully decorated with traditional features to enhance the character and charm of the property, whilst also maintaining a modern flair. A vertical gloss tile in rustic green is laid to one wall surrounding the wet-room style shower with monsoon head and glazed panel to the side. The tiles also form an alcove for toiletries. The suite is completed with a pedestal wash hand basin with mixer taps, a low flush w.c., traditional-style chrome heated towel rail and extractor fan. A window to the rear of the property and a Velux window illuminates the space, aided by recess downlights.



Ascending the stairs, a pendant light ups the landing which grants access to the bedrooms through antique pine doors.



Bedroom two is a double room with a window to the front, a television point, radiator and pendant light. This bedroom also features a walk-in wardrobe to the corner which is enclosed by a rustic oak door, surrounded by shelving and railing and holding a pendant light.

Continuing from here, a further room lies beyond that is currently being used as a single bedroom. This has shelving to the corner, a pendant light above, a radiator and window to the front.



Bearing to the right leads to the jack-and-jill style bathroom. This holds a three-piece suite comprising of a roll top, claw foot bath, a pedestal wash hand basin with traditional mixer taps, a high flush w.c. and extractor fan. This all sits upon a luxury vinyl flooring in a herringbone pattern and is surrounded by a tongue & groove panelling to dado across the walls. A pendant light illuminates from above, aided by an opaque window to the rear with radiator underneath. A fitted shelving unit also exists to the far wall.



The third bedroom is also a double room with a window to the rear of the property and radiator beneath, a pendant light, television point and cupboard to the corner which houses the combination boiler.



The rear garden is neatly landscaped, having a shale area to one side with a stone slab pathway leading to the elevated lawn area. This is enhanced by the vibrant hues of various surrounding mature shrubs and bushes. The lawn area seamlessly connects to an elevated and private sun deck which is also laid to shale and has stone steps leading back down to the lower level, creating a delightful outdoor space with various zones to relax and unwind in. This south-west facing garden is enclosed by both fence and hedge borders whilst also having a gate to the front of the property.



**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 D**

**The Council Tax Band is C**

**The property is served by mains drainage**

**NB The property has one bedroom which leads into another room that connects to the bathroom and that connects to a further bedroom.**

**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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