



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

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**Beech House, Highfield Road, Croston, PR26 9HH**

**Offers in the region of £830,000**



- Handsome, landmark, Victorian, detached home
- Property of Local Historical & Architectural Interest
- Set within the heart of the Croston Conservation Area
- Generously spacious and brimming with character
- Four delightfully presented reception rooms
- Home office or ground floor bedroom
- Ground floor shower room in contemporary style
- Extended to provide well appointed dining kitchen
- Four good sized double bedrooms to the first floor
- Traditional fully-tiled four-piece family bathroom
- Warmed by gas central heating radiators throughout
- Bathroom and kitchen with electric under-floor heating
- Double glazed sash windows - landing is secondary glazed
- Decoratively stained and leaded windows to front and side
- Driveway parking and detached double garage with power
- Close to village amenities and renowned local schools
- Easy access to road and rail commuter transport links

This beautiful property, prominently located just 2 minutes from the centre of Croston, retains its period Victorian charm with attractive original features, tastefully updated for modern living. Offering three generously spacious reception rooms, large kitchen-diner, four good sized double bedrooms, bathroom, shower room and separate office for convenient home working or ground floor bedroom with the aforementioned ground floor shower room.



The solid front door with decoratively leaded and stained-glass fanlight opens to the Victorian tiled porch which shelters the inner part-glazed door with surrounding matching glazed panels. The broad hallway displays an abundance of original features of the era to include decorative coving and corbels, moulded wall panels and dado rails, deep skirting boards and high ceilings. A spindle staircase with carved pitch pine newel post rises and turns to the first-floor landing, has a cupboard beneath and the area is warmed by a decoratively covered radiator. White four-panelled doors give away to each of the rooms off the hall and the travertine tiled flooring continues into the dining kitchen.



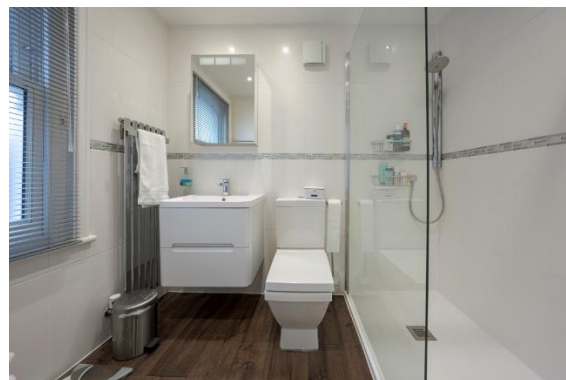
The snug has a decoratively stained and leaded sash window to the front, a central pendant light and two wall lights. The decoratively covered radiator supplements the warmth from the open fire facility which is surrounded by a Minster stone fireplace and has built-in cupboards with bookshelves to either side.

On the opposite side of the hall, the lounge has oak flooring, a decoratively stained and leaded sash window to the front, a central pendant light and two radiators. A raised electric fire with pebble feature is set into a black granite surround and has coordinating shelving and drawer units to either side. From here, double doors with leaded glass insets open to the dining room, currently used as a music room, which also has a door to the hall.



The dining room also has French windows to the rear garden, a pendant light and two radiators. Fitted display shelving lines one wall and a further door from here opens into the study.

Having two leaded sash side windows, recessed downlights and two radiators, the study is fitted with an excellent range of bespoke oak wall and base furniture creating the perfect home office, or could be converted to a ground floor bedroom for a dependant relative.



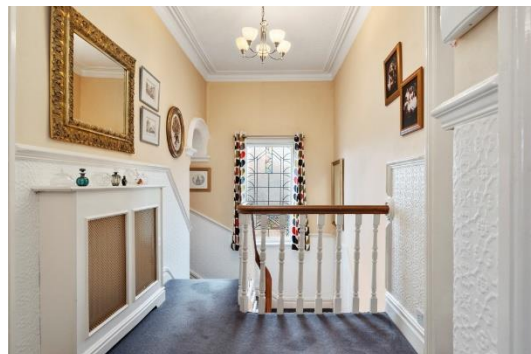
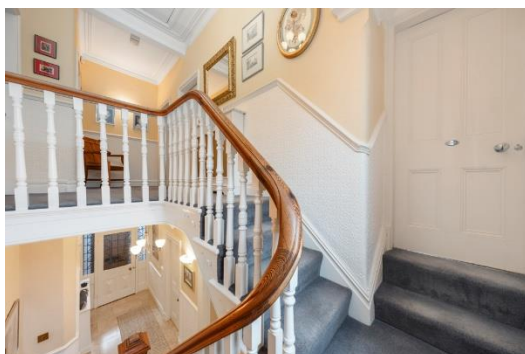
A door from the study opens into the fully tiled shower room with side window, recessed downlights and vinyl flooring. The three-piece white suite comprises a wall mounted wash hand basin, close coupled WC and a walk-in double shower with glass screen. Two fitted cupboards provide housing for the Ideal gas central heating boiler and the hot water cylinder tank with linen shelf.





The dining kitchen has French windows to the rear garden, four Velux skylights set into the vaulted ceiling plus a side window - each contributing to the flow of natural light in the dining area of the room – plus a pendant light for evening ambience. A built-in cabinet opens to reveal plumbing for an automatic washing machine and space for a tumble dryer along with additional storage space. The kitchen area has side window, recessed downlights and is fitted with an excellent range of Thomas Chippendale cherry beech wall and base cabinets with tumbled Travertine marble hand-made splash tiling in a natural shade between levels. The matching central island and cabinets have Brathy blue-black Cumbrian slate worktops and an etched drainer sits alongside the porcelain sink unit with French style mixer tap over. Also inset is a Smeg five-burner gas hob with a chimney style stainless-steel extractor fan above and an eye-level Neff double oven and grill alongside. Integrated appliances include a Bosch automatic dishwasher, Bosch fridge and there is space for an American style larder fridge freezer.

From the hall, a door gives way to the rear, mainly glazed, quarry-tiled porch with a pendant light, shoe cupboard and a door to the rear garden.



The staircase rises and turns to the first-floor split-level landing and passes a decoratively stained and leaded glass window, with secondary glazing, to the rear. The landing has a spindle balustrade, a covered radiator, a chandelier-point and a hatch to the Rockwool insulated loft with drop-down ladder.



Before reaching the main landing, steps rise to the fully tiled family bathroom with a side window, recessed downlights, under-floor heating plus a tubular radiator and a separate radiator to warm the towels. The four-piece traditional style white suite comprises a double-sized shower cabinet, a back-to-wall deep bathtub, a pedestal wash hand basin and a low flush w.c. The room also has three wall-mounted toiletries cabinets with mirror fronts.



The master bedroom has two stained and leaded sash windows to the front, is lit by three wall lights and warmed by two radiators. This spacious room also benefits from a recessed dressing area with fitted wardrobes and has more than ample space for further furniture.



The further three generously spacious double bedrooms each have pendant lights and radiators. Bedroom two overlooks the front, bedroom three overlooks the rear and has built-in wardrobes, and bedroom four overlooks the side.



The property can be approached two ways; firstly, to the front is a low brick-built wall with stone copings, wrought iron railings and a laurel hedge beyond. A central wrought iron pedestrian gate is inset and opens to a block paved frontage with a small seating area. Secondly, to the side of the property is a shared driveway which leads to an area providing parking for two cars and to the extra-large detached, brick-built garage with two electronically controlled doors, side window and door, power and light. A timber security gate with key-pad opens to the walled, south-west facing rear garden which is mainly laid to lawn with a flagged path cutting through to the porch and a paved area for al fresco dining. Flower and shrub borders surround and the garden also features exterior lighting and an outside tap.



**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 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.