



Maria B Evans Estate Agents Limited

7 Euxton Hall Mews, Euxton PR7 6QE

Offers in the region of £375,000



- Three-bedroom, charming Mews property brimming with character
- Set within a Grade II listed sandstone barn conversion
- Well-stocked kitchen-dining area
- Good-sized reception with feature gas coal fire
- Parquet entrance vestibule
- Two double bedrooms to the first floor with garden views
- Three-piece family bathroom
- A further double bedroom to the second floor with character beams
- Adjacent three-piece suite shower room
- Gas central heating and hardwood double glazing throughout
- Private courtyard with York stone and communal lawn gardens
- Two private parking spaces and large garden store
- Close to various commuter transport links
- Easy access to Millennium Green for scenic park and garden walks

Tucked away from the hustle and bustle of everyday life, this characterful property provides an ideal opportunity to enjoy a tranquil and picturesque setting whilst remaining conveniently close to local amenities. Forming part of a Grade II listed stone barn conversion, its quirky features present a delightful mix of both rustic character and eccentric charm.

Approached through a wrought iron gated passageway, a stone path guides through the communal gardens which are interspersed with patches of lawn and hedging to create private, secluded areas. The path leads directly to the property which is entered through a hardwood entrance vestibule with glazed insets across the front and to the side. Inside, a pendant light hangs from above with parquet flooring underfoot and a cupboard to the side containing the meters.



A secondary timber door with glazed insets leads into the entrance hallway, which is warmed by a radiator, lit by a pendant light and allows access into both the kitchen and reception room.



The kitchen-dining area is well-stocked with oak wall and base units, complemented by sleek black granite countertops that extend to splashback areas. The space is further enhanced by under-cabinet LED lighting, softly illuminating the countertop and enhancing the ambience. The kitchen includes a range of integrated appliances, such as a refrigerator, freezer, double oven and grill, additional inset microwave above and a four point induction hob with extractor hood over. The one-and-a-half bowl sink unit, featuring a swan-neck mixer tap and etched drainer is positioned below a window overlooking the front of the property. For added convenience, there is both an integrated dishwasher and automatic washing machine beneath the counter. The kitchen is also equipped with an island with oak countertop and ample seating for dining. There is extra storage space both within the island and within the understairs

cupboard. The space is completed with Karndean oak flooring, a vertical radiator and has recessed downlights above.



The reception is a spacious yet cosy room with charming stone features and coving to the walls. To the front, a hardwood door with glazed panel is flanked by two full-length glazed panels and windows above, offering peaceful views of the garden and filling the room with natural light. The focal point of the room is the wall-mounted gas coal fire with an iron grate and limestone surround and hearth. Additional warmth is provided by a radiator whilst the room is lit by a central pendant light and holds solid oak flooring.

Ascending the stairs, the landing gives way to two double bedrooms and the family bathroom. Striking character beams adorn the ceiling above, complemented by two pendant lights whilst the space also features a decoratively covered radiator and an additional cupboard for storage.



The master bedroom radiates a calming ambience with a spacious feel, facilitated by both a window to the front and Velux window above. Character beams stretch across the walls which also feature exposed stone in places, enhancing the quirky feel of the property. The room offers ample space for a double bed, holds a decoratively covered radiator, pendant light and oak flooring. There is also a convenient, integrated storage cupboard and a television point to the side.



Bedroom two is also a double room and has a window to the front of the property with a radiator beneath. This room benefits from high ceilings, enhancing the sense of space and has a pendant light above. An exposed brick feature adds further character, whilst an alcove to the corner provides the perfect inset for wardrobe space.

The family bathroom is equipped with a three-piece suite and has neutral tiling to splash areas. The suite comprises of a freestanding bathtub with mixer tap, a close coupled w.c and a vanity wash hand basin with monobloc tap. Above, there is a wall-mounted vanity cabinet with integrated lighting, supplemented by a pendant light to the ceiling. The bathroom is finished with an extractor fan, chrome heated towel rail and vinyl tiled flooring.



The third bedroom is located on the second floor. The stairway leading up features high ceilings with exposed, wooden beams and has a convenient storage cupboard to one wall whilst a pendant light illuminates the area. This double room is equipped with a pendant light, radiator and velux window. Adjacent, the shower room is fitted with tiled flooring, recessed downlights and a three suite comprising of; a fully tiled Mira electric shower with glazed door, close coupled w.c. and vanity wash hand basin with monobloc tap. There is a Velux window above, extractor fan and chrome heated towel rail to the side.



To the front of the property, a delightful courtyard offers an inviting and low-maintenance garden, laid with York stone and bordered by thick hedges for seclusion from the well-maintained communal gardens. Beyond the gardens, the former stable block has been renovated and divided to provide individual storage units for each property which have power and light and are ideal for the storage of garden furniture and tools. Amongst these units there is also a communal wheelie bin store. The property also benefits from two parking spaces on a shale area.



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 Lease is circa £30 PA that is incorporated within the management fee

We are reliably informed that the Lease Charge Renewal is N/A

We are reliably informed that the management fee is £65 PCM

The Local Authority is Chorley Borough Council

The EPC rating is TBC

The Council Tax Band is D

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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