



Maria B Evans Estate Agents Limited

The Old Rectory, 19 Westhead Road, Croston, PR26 9RQ

Offers in the region of £900,000



- Victorian residence within Croston Conservation Area
- Stylishly elegant interior design presented throughout
- Three elegant and generously spacious reception rooms
- Splendid living-dining-kitchen to the rear elevation
- Excellent range of fitted Matthew Marsden cabinetry
- Four sophisticated double bedrooms to the first floor
- Sumptuously furnished four-piece family bathroom
- Warmed throughout by Castrad graphite traditional style radiators
- Original and double-glazed sash windows in keeping
- Exquisitely landscaped south-facing gardens to the rear
- Secure driveway parking and detached double garage
- Viewing is essential to appreciate this lovely home
- Short walk to village amenities and renowned schools
- Easy access to road and rail commuter transport links

Set in the heart of the village and within the Croston Conservation Area, this extended and elegantly stylish family home requires essential viewing to fully appreciate its offerings. This impressive property gifts three generously spacious reception rooms, an orangery style living-dining-kitchen with Matthew Marsden cabinetry, Neptune island unit and Crittal windows, four double bedrooms and a sumptuous bathroom. The south facing rear gardens are exquisitely landscaped and there is secure driveway parking and a detached double garage too.

Two stone steps rise to the painted timber front door which opens to the porch having a Victorian tiled floor and tiled walls to dado height with a fresco above to one side. An inner door with etched glass inset opens to the impressive hallway which has a collection of characteristically Victorian features such as deep skirting boards, corbels and coving to the high ceilings, to name a few. There is an opaque window with coloured glass surround to the kitchen, the hall is lit by a pendant light and wall lights and the area is warmed by a traditional style radiator in graphite grey. Painted panelled doors open to all the rooms, a superb painted spindle staircase rises to the first-floor landing and has a cupboard beneath and the oak flooring continues into the reception rooms and the cloakroom.



The generously spacious lounge has two high-level part-shuttered sash windows to the front and a moulded central rose with pendant light to the ceiling. The décor in this room, and throughout the home, is elegantly understated and the focal point is the black granite fire surround housing a gas coals fire having a television point to the side.



On the opposite side of the hall, and in symmetry, the sitting room (currently used as a study) also has two high-level part-shuttered windows to the front, a central pendant

light plus wall lights. The Italian Verdi Alpi marble fire surround with Victorian tiled inset houses an open fire facility and has a built-in dresser to the side.



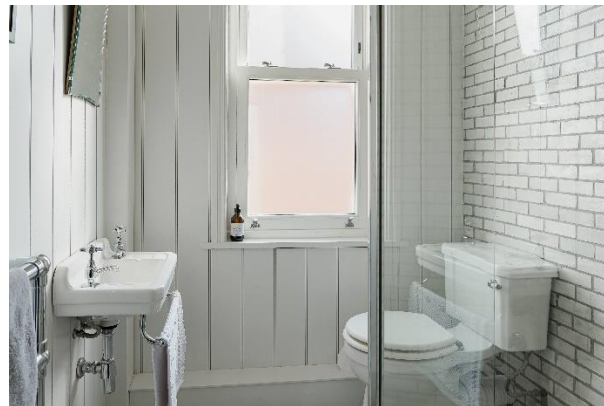
The spacious, formal dining room has a central rose and pendant light plus wall lighting. The timber Adams-style fire surround with pewter and Victorian tiled inset houses a gas coals fire and has a built-in dresser to the side. From this room French doors give way to the open-plan living-dining-kitchen.



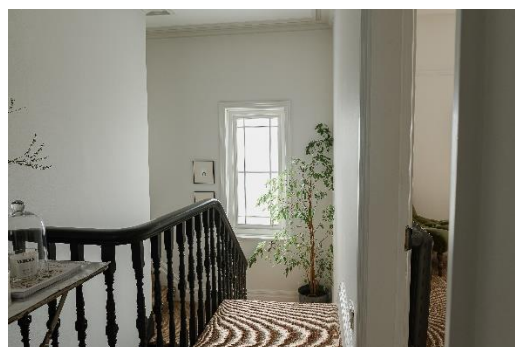
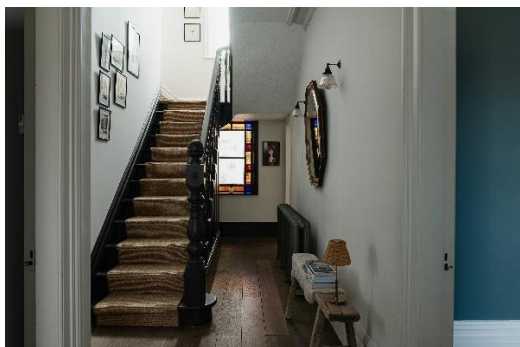
The L-shaped living-dining-kitchen runs across the rear elevation, has under-floor heating and also has a door from the hallway. The kitchen area has side and rear windows and further Crittal windows stretch across the living and dining sections, incorporating French windows to the garden. The area is lit by recessed downlights along with two pendant lights suspended over the island unit and two wall lights on the end wall. There is also a Velux roof light in the living dining area. Exposed brick work and original stained glass window add to the texture of this room. The kitchen is fitted with a super range of Matthew Marsden cabinetry, recently hand painted by Culshaw Bell, and incorporates a large Neptune island unit. White quartzite worktops surround and etched drainers sit to either side of the Shaws twin-bowl porcelain Belfast sink unit with swan neck and lever taps. A canopy niche with extractor fan sits above the Rangemaster five-burner multi-fuel cooker, there is an integrated Neff dishwasher and spaces for a fridge freezer, a washing machine and a tumble dryer plus a full-height cupboard houses the Worcester gas central heating boiler. The striking ivory-coloured sandstone flagged flooring continues through a broad opening to the dining area which features a large island unit with cupboard space and breakfast bar whilst, at the far end of the room, there is ample space for a lounge suite. A television point completes all the needs of this comfortably spacious family hub.



Completing the ground floor, the cloakroom has painted wall panelling in muted shades, a settle with coat hooks above and is lit by high-level wall lights. From here, a door opens to the shower room which is part-wall panelled and part-subway tiled and has an opaque sash window to the side. The room is lit by recessed downlights, the two-piece white Burlington suite comprises a wall mounted wash hand basin with towel rail and a low flush WC. The grey porcelain tiled flooring runs into the wet-room style glazed cabinet and has an Aqualisa shower with rainfall head.



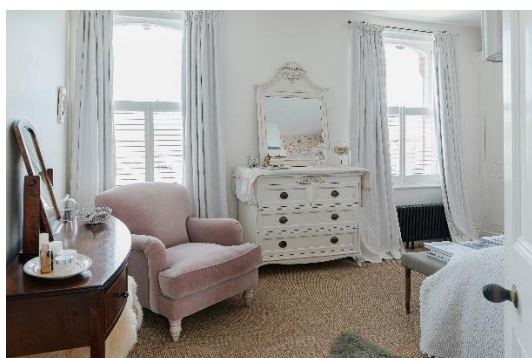
The staircase rises to a split-level butterfly landing with an opaque window to the rear and a pendant light.



To the left, steps rise to bedroom four with a double-glazed sash window to the rear and a pendant light. There is also a full height built-in closet to the corner housing the hot water tank and space for drawer banks.



From the main landing, the serenely decorated master bedroom has two part-shuttered sash windows to the front, a central pendant light and over-bed wall lights. Fitted wardrobes line one wall and feature part-glazed central doors and there is more than ample space for further clothes storage furniture and nightstands.



Bedroom two also has a part-shuttered window to the front, pendant light and fitted wardrobes to one wall. This room also features a decorative timber fire surround with stone flagged hearth and a cast-iron and Victorian tiled inset.

Bedroom three has a double-glazed window to the rear, pendant light, a loft hatch and a decorative Victorian cast-iron fireplace.



Part wall-panelled and part-subway tiled, the sumptuous bathroom has an opaque sash window to the side, a wall light, and recessed downlights. Resting on the Fired Earth East Hampton hexagonal mosaic tile floor, the four-piece white Burlington suite features a claw-foot slipper bath with wall-mounted faucets, a broad wash hand basin with up-stand and chrome support and towel rail, a low flush WC, and a glazed cabinet with Aqualisa shower. The large attic, featuring characterful beams and exposed brickwork, provides an opportunity for full conversion. It is currently fully insulated and part boarded.



The property sits beyond a low wall with wrought iron railings and an inset pedestrian gate which opens to a block paved pathway with lawns to either side edged by box trees and white hydrangeas. A line of pleached beech trees run beside the pea-shingle driveway which is approached via a further gated access, provides parking for several cars and leads to a detached double garage with power, light and personal side door.

Side gates to either side of the property open to the rear walled garden where a honeysuckle laden arbour gives way to an exquisite style of landscaping reflecting the architectural symmetry of the house. A brick-edged raised patio with seating area across the rear elevation of the property is the perfect spot to view this from. The central lawn has crushed stone perimeter pathways framed by box tree borders and outlined by white hydrangeas, shrubs and specimen trees such as flowering cherry and acers. Beyond the lawn, a stone flagged patio and seating area gives way to a brick-built store shed and, behind a line of beech hedging, a composting area and a boundary line of mature conifers giving shelter and privacy. There is also a further timber shed for storage of garden furniture and tools plus a small greenhouse.



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 F

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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