



Maria B Evans Estate Agents Limited

Wrennalls Lower House, Coopers Lane, Heskin, PR7 5PU

Offers in the region of £875,000



- Charming, stone-built detached cottage dated 1673
- Set in gardens plus some eight acres of land
- Completely refurbished by the owners in 2013
- Comfortably spacious lounge with log burning stove
- Snug with fireplace and French windows to the garden
- Well-appointed, dual aspect breakfast kitchen
- Four bedrooms – three double and a single room
- Contemporary bathroom with four-piece suite
- Warmed throughout by oil fired central heating
- Fitted with uPVC double glazing to windows
- South-west facing rear gardens overlooking farmland
- Tarmacadam driveway parking for five/six cars
- Detached double garage with power and light
- Set in a tranquil location in hills above Mawdesley
- Easy access to villages and commuter transport links

Set beneath the 1673 date stone, the painted timber door opens to the vestibule with deep windowsill to the side and recessed downlights. The slate tiled flooring makes this the perfect boot room which is warmed by a radiator and features an exposed stone wall. A latch door opens to the dual aspect lounge with deep windowsills to the front and rear and recessed downlights dotted between the raked-edged ceiling beams. Beside the exposed stone wall, the focal point of the room is the oak beam framed fireplace with stone hearth which houses a Dunsley log burning stove and has a television point to the side. There are also three-pin lamp lighting sockets for evening time and two radiators supplement the warmth when needed.



The laminate flooring in the lounge continues through an opening to the dual aspect snug which has windows to the front and French windows to the rear. Lit by recessed downlights to the beamed ceiling, there is a timber framed fireplace with stone flagged hearth and an open fire facility, again supplemented by a radiator.



A broad opening gives way to the dining kitchen with windows to the front, side and rear and the area is lit by recessed downlights. The kitchen is fitted with a good range of ivory shaded wall and base units incorporating drawers and having brushed steel furniture. Black granite worktops surround, and an etched drainer sits to the side of the Rangemaster Belfast-style porcelain sink unit with French style mixer tap above. There is also a niche for the Belling range cooker with six-ring ceramic hob, plumbing for an automatic washing machine and space for a larder-style fridge freezer. In addition, there is ample space for a dining table and chairs.



The oak staircase rises and turns to the first-floor landing with spindle balustrade. The landing has exposed ceiling beams, two pendant lights and a window to the rear overlooking the adjacent undulating farmland.

Bedroom one has a window to the front, pendant light and radiator. This large double bedroom has space for wardrobes and a built-in eaves cupboard.



Bedroom two has a window to the front, pendant light to the raftered ceiling and a radiator. A further double room, there is ample space for wardrobes, drawer banks and nightstands. Bedroom three is also a double room with a window to the front, pendant light and radiator and offers space for wardrobes. Bedroom four is a single room with a window to the rear, track spot lighting and a radiator and is currently used as a gym.





Fully tiled in natural shades with a mosaic relief, the family bathroom has an opaque rear window, recessed downlights and an extractor fan. The four-piece white suite comprises a back-to-wall bathtub with waterfall tap, quadrant shower cubicle with spa style shower, pedestal wash hand basin and a close coupled WC. The bathroom also has a chrome ladder style heated rail to warm the towels.

The property is set in a tranquil spot in the hills above Mawdesley and was completely refurbished in 2013 by the current owners. The stone-built cottage dates to 1673 and is approached via a Tarmac driveway with parking for five/six cars and gives away to the detached brick-built double garage with up-and-over door, power and light. There is a cobble-edged lawn area to the front and stock fencing to the adjacent field with a pedestrian gate access. The neighbours of this property have been offered a right of way across the drive to their parking space at the side of the property.

The rear garden has a stone flagged patio which wraps around from the rear to the side elevation and is edged by a low stone-built retaining wall with steps to a raised lawn garden. The lawn is split-level with fenced borders and completely rural aspects beyond. Armoured power points are available, there is an outside tap, two raised vegetable beds and the lawn is planted with a specimen magnolia and acer.

Beyond the garden are approximately eight acres of stock fenced paddock land currently serving flock of sheep and new-born lambs.







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 West Lancashire Borough Council

The EPC rating is

The Council Tax Band is E

The property is served by septic tank

There are Internet points to all rooms with superfast broadband.

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.