



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

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**Crisp Cottage, Crow Lane, Dalton WN8 7RX**

**Offers in the region of £850,000**



- **Beautiful characterful cottage located in a quiet, private spot**
- **Dating back to the 1700's and bursting with period features**
- **Open-plan kitchen-dining-living space**
- **Two further reception rooms with multifuel burners**
- **Master bedroom with three-piece en suite**
- **Two further bedrooms- one king-sized and the other a double**
- **Service by spacious family bathroom**
- **Annexe with double-sized bedroom and shower room**
- **Just under 2 acres of outstanding, well-maintained gardens**
- **Double garage with power and light**
- **Stone summerhouse with burner and separate stone outhouse**
- **Ample parking on cobbled driveway**
- **Easy access to various commuter transport links**

- **Close to Parbold village schools and amenities**

*Set within a quiet pocket of Dalton, Crisp Cottage is a true hidden gem. Dating back to the 1700's, the cottage is bursting with period features and charm throughout with timeless appeal at every turn. Also rich in versatility, this stunning home offers an open-plan kitchen-dining-living space, utility room, two reception rooms, and three generously sized bedrooms to the first floor, the master having a three-piece en suite, and the other two served by a generously sized family bathroom. There is an additional annexe which benefits from its own entrance bedroom and bathroom. Set within just under two acres of beautifully maintained grounds surrounding the property, this abundant home also includes a double garage and ample parking on a cobbled drive.*



Nestled amidst expansive stretches of rolling farmland and woodland, Crisp Cottage reveals itself beyond a stone wall with electronically controlled sliding gates giving way to a cobbled drive. This offers ample parking for several vehicles and is adjacent to the front lawn area, which is bordered with hedges and complemented by far reaching views of the rural landscape.



A timber overhang porch shelters the main entrance, with external lighting flanking the composite stable-style door. Once inside, the open-plan kitchen-dining-living space unfolds, beginning with the kitchen which is laid upon traditional stone flooring and is well-appointed with Culshaw-bell wall and base units. These are topped with a black quartz upstand and feature a mixture of both circular and cupped handles. Within the units, the integrated appliances comprise of a refrigerator, freezer, dishwasher, microwave and electric Rangemaster with an induction hob over and extractor fan above whilst a white subway tile splash back is laid in between. The



porcelain double sink with swan neck mixer tap is situated in front of a window overlooking the front aspect whilst recess downlights and another window to the side illuminates the space further. Completing the kitchen, an oak breakfast bar provides seating for quick, easy meals.



The kitchen-complementary utility room, also with a window to the front, provides ample storage and includes a porcelain sink with swan neck mixer tap, plumbing for an automatic washing machine, venting for a tumble dryer and an extractor fan. This area is also lit by recess downlights.



Progressing into the dining and living area, these spaces are lit naturally by two sets of UPVC French patio doors opening out into the rear garden with glazed panels to either side, welcoming an abundance of light into the room. An engineered oak floor is laid throughout both spaces, the dining area being lit further by a pendant light with the original stone wall of the property to one side featuring a bespoke stained-glass inlay. The inviting living space provides an ideal setting to unwind, offering serene garden views through the patio doors and rear window. Two Velux windows above allow further light to stream in, highlighting the beautiful King Truss beam. The space is further enhanced with a television point and recessed downlights.



Bearing to the right, a set of oak doors with glazed insets gives way to the snug. This cosy, inviting space is complemented by a charming multi-fuel burner nestled within a stone chimney, with a stone hearth below and an oak mantle above. The space is further warmed by a radiator, creating a truly comfortable atmosphere and laid with an elegant herringbone-style floor. There is a window to the side of the property, two light fixtures above, a television point and convenient fitted shelving to one wall.



Continuing on through an oak panelled latched door, the second reception room is also warmed by both a radiator and multifuel burner. This too is housed within the original stone surround, hearth and oak mantle above and also includes a convenient log store to the side. The room is brimming with character, featuring snippets of its original stone all around, inset niches and exposed beams above. The herringbone-style flooring continues in here, and it is lit by two light fixtures, a window to the front and to the side.



The bespoke, solid oak staircase with up-lighters guides from the reception room to the first-floor landing. This is a light space, offering access to all three bedrooms and family bathroom with panelling to dado to the walls. The hallway is lit by two windows to the side, a Velux, both a pendant light and recess downlights. It is warmed by a radiator and also has a convenient storage cupboard.





Upstairs, the character of the ground floor is maintained throughout the three delightful bedrooms. The master is a double sized room with a dark oak flooring, exposed beams above and stone wall insets around. There is ample storage with an integrated cupboard upon entrance and two integrated wardrobes to either side of the bed space. Being a dual aspect room, this space benefits from both garden and farmland views and is lit by both natural light and a pendant above, whilst being warmed by a radiator. The master also benefits from a three-piece en suite, to include a walk-in shower to one corner, fully tiled all around with a waterfall head and pebbled stone flooring, a vanity wash hand basin with waterfall, monobloc tap and illuminated mirror above and, finally, a close coupled w.c. and chrome heated towel rail. The en suite has a vaulted ceiling above with a Velux window and pendant light.



Bedroom two is also a generously sized, dual aspect room featuring windows to both the rear and side. The room accommodates a king-sized bed, has a radiator to one wall and a television point within a niche. An elegant panelling decorates one wall with two wall lights, aiding the pendant light above.



The third bedroom is a double room featuring a light oak flooring with striking vaulted ceilings above to create both a sense of space and character. Integrated cupboards provide some storage, with further space for additional furniture. There is a television niche with dedicated point, radiator and front-facing window.



The family bathroom is generously sized and fitted with a four-piece suite to include a roll-top, claw foot bath with both hot and cold mixer taps and an additional telephone-style hand shower, a fully tiled corner shower enclosed by glazed panels and a door with a monsoon-style head. There is a pedestal wash hand basin with mixer taps, low-flush w.c. and a traditional-style radiator with an integrated towel rail. The suite has tiling to splash areas, two windows overlooking the rear garden and additionally lit by two light fixtures.



### **Annexe**

The annexe can be accessed via a separate composite door, also sheltered by a charming timber overhang. Inside, the welcoming entrance hallway offers a practical space for the removal and storage of shoes and coats, complete with fitted cupboards to the corner and a radiator. Herringbone-style flooring runs throughout the space, leading to both the shower room and bedroom, whilst a panelling to dado flows across the walls and both recess downlights and two windows to the side illuminate the area.





The annexe bedroom is accessed from the entrance hallway and offers a good-sized, double room with a window overlooking the rear garden. It features, a radiator, recess downlights, a television point and has access via a latched door through to the open-plan living-dining-kitchen in the main home.

Adjacent to the bathroom, there is a contemporary three-piece shower room fully tiled in a neutral grey and fitted with a corner shower with glazed sliding doors, a pedestal wash hand basin and a low-flush w.c. Additional features include a chrome heated towel rail, extractor fan above and window to the rear making this home great for entertaining guests or accommodating multigenerational living.



## **Grounds**

The garden is a true highlight of this property, covering just under two acres as a whole, its expansive lawn, sun-drenched seating areas and multitude of vibrant plants and trees offer a peaceful sanctuary throughout the seasons. Two gated stone archways lead from the front driveway into the rear garden.





The initial space is a stone patio area, offering space for a hot tub and further sheltered bench seating in front of a stone wall. To the side of the garden, side access is available to the double garage (which has power, light and up-and-over-doors) and there is also a stone outhouse for the storage of garden tools or logs.



Stone steps guide through the blossoming of various plants and flowers, leading to a second stone outhouse which provides the ultimate cosy retreat throughout any season. It is complete with timber-framed windows, a stone-flagged floor, power, light and a log burner opposite an integrated bench seat. Meandering further through the garden, a raised patio barbecue area, bordered by stone walls with external lighting, creates the perfect space for entertaining. The rest of the garden is laid to lawn, blooming with bluebells and other wildflowers throughout the summer and enclosed by a stone wall from the woodland beyond.





**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 E**

**The Council Tax Band is G**

**The property is served by septic tank**

**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.