



Maria B Evans Estate Agents Limited

“The Old Vicarage”, 13 Church Street Croston PR26 9HA

Offers in the region of £315,000



- Charming Grade II Listed three-storey mid-terrace cottage
- Set in a picturesque conservation area location
- Main reception room with feature fireplace
- Split-level dining kitchen with views over the river
- Two good sized double bedrooms - set over two floors
- Three-piece family bathroom plus en suite shower room
- Gas central heating throughout and timber glazing
- Cottage style courtyard gardens to the rear
- Short walk to local amenities and renowned schools
- Easy access major commuter routes and transport links

This picturesque, Grade II Listed mid-terrace cottage is nestled near the head of the cobbled, picturesque Church Street set in the heart of the quaint rural village of Croston and has delightful accommodation set over three floors. Steeped in history and brimming with character, this former vicarage dates back to the 17th Century and comprises hallway, lounge, dining kitchen, two double bedrooms – one with en suite – and a bathroom. Close to all local amenities including one of the area's most sought-after schools, offering bus and rail routes as well as being close to several major motorway networks, this quintessential cottage must be viewed to be fully appreciated.

The cottage is entered via the painted timber front door opening into the hallway with stone flagged flooring, lit by wall lights and holding one of the property's two staircases and continues into the dining room.



From the hall, a latch door opens to the lounge with two windows to the front and having several original features including the exposed beamed ceiling with track lighting and stone lintol ingle fireplace with flagged hearth which houses a log burning stove - a highlight during the winter months. A further latch door from the lounge also gives way to the dining kitchen.



The dining room has stone flagged flooring, a central pendant light and a Victorian cast iron decorative fireplace. A further flight of stairs from here rises and turns to the first-floor landing and the room has a split-level opening into the kitchen.



The extended kitchen offers a good range of ivory shaded Shaker-style units having polished black granite worksurfaces, sills and upstands with an inset Belfast sink unit with lever taps and etched side drainer. There is space for a range-style cooker having a chimney-style extractor fan over, space for a fridge-freezer and integrated appliances include a dishwasher. A Velux window set in the semi-vaulted ceiling allows natural light to flow through the area along with the rear window and a stable-style door which opens to the rear courtyard-styled cottage garden overlooking the river wall. The ground floor is rounded off with a small utility room having plumbing/space for a washing machine and tumble dryer.

To the first floor, the landing with spindle balustrade and rear window gives way to the second bedroom and the bathroom and has a staircase to the second-floor master suite.

This good-sized double bedroom has exposed ceiling beams, two ceiling lights and a single glazed timber window overlooking Church Street. The room also features a Victorian cast iron decorative fireplace which adds a further character to this lovely space.



The spacious bathroom has a window to the rear and a white colour-drench with part painted floorboards and wall panelling plus natural shaded feature wall and floor tiles forming the backdrop to the three-piece white suite comprising pedestal basin, low flush WC and a bath. A storage cupboard houses the boiler and offers handy storage for toiletries and linen goods.

Continuing up the second staircase, the master bedroom covers this entire floor and has gorgeous exposed beams and trusses to the vaulted ceilings. The bedroom boasts fitted wardrobes and has great views to front and rear looking out over the church and village beyond. The room also benefits from a three-piece en suite shower room with quadrant cubicle, wash hand basin and w.c..



Externally, the property enjoys an established and colour-rich south facing courtyard garden with a patio seating area and space for a timber shed whilst rear access to the property is gained via a shared ginnel leading back onto Church Street.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

We are reliably informed that the property is Grade II listed

The Local Authority is Chorley Borough Council

The EPC rating is D

The Council Tax Band is B

The property is served by Mains Drains

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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