



Maria B Evans Estate Agents Limited

Derby House Farm Cottage, Ash Brow, Newburgh, WN8 7NF

Offers in the region of £350,000



- Charmingly pretty Grade II Listed Cottage
- Set-in award-winning Conservation Area
- Two generously spacious reception rooms
- Two good-sized double bedrooms
- Separate farm house style kitchen
- Large four-piece family bathroom
- Attached outbuilding included
- Gas central heating system throughout
- Private rear garden with mature planting
- Off-road parking for two vehicles
- Large timber outbuilding
- Close to village amenities and primary schools

Entering the property through the timber side entrance door you step into, the recently refreshed kitchen has a mix of timber wall and base units with laminate worktops with an inset stainless-steel sink unit with swan neck mixer tap. There is space for a range cooker, washing machine and in a separate pantry cupboard there is space for fridge freezer and further shelving

The central lounge is a comfortable size with wooden laminate flooring and feature fireplace with ornate stone surround. The room as dual windows overlooking the neighbouring Grade II listed cottage to the front.

To the front of the property there is a comfortably spacious lounge with carpeted floor, windows looking on to Ash Brow, there is a further open fireplace. This good-size square room easily houses an array of living room furniture. Between the two reception rooms is a doorway leading into a small cellar that dates back to when the property was originally a freehouse

To the first floor, there is a very good size family bathroom with a white four-piece suite comprising a corner bath, quadrant shower unit, vanity wash hand basin and low flush WC.

There are two double bedrooms, both are very well proportioned, the master has a walk in wardrobe and overlooks Ash Brow the second has a range of fitted wardrobes and looks out to the rear.

To the side of the property and adjoining the kitchen is an attached brick built outbuilding, that could be converted or replaced to give added floor space to the property

To the rear is a good-sized private garden with mature laurel hedging to the borders and flower beds. The garden is accessed via the communal parking area where you will find off-road parking for two vehicles and a further timber outbuilding.

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 annual payment is a peppercorn

The Local Authority is West Lancashire Borough Council

The EPC rating is D The Council Tax Band is C

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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