



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

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**Greenacres, Dawbers Lane, Euxton PR7 6EF**

**Offers in the region of £800,000**



- Detached farmhouse set within a two-acre plot
- Land divided into multiple paddocks by timber fencing
- Three good-sized stables with additional tack room and store
- Three further stables and a foaling bay in need of repair
- A sand and rubber ménage
- Accommodation comprising of three double bedrooms
- The master equipped with an en suite
- Three-piece family bathroom to the first floor
- Good-sized reception with log burner
- Kitchen-dining room
- Study and utility room and w.c. completing the ground floor
- Ample parking to the front with tarmacadam drive and lawn area
- Rear garden with detached tandem garage

Set on approximately two acres, this detached property offers the potential for a superb equestrian facility and family home. Existing features include a sand and rubber ménage, a stable block with three stables, a tack room and open-frontage store, all of which are equipped with power and light. The fields are divided into paddocks- ideal for keeping animals- and also feature three more stables and a foaling bay in disrepair. The three-bedroom property offers spacious accommodation, comprising of a reception room with log burner, kitchen-diner, study, w.c., master bedroom with en suite and a family bathroom. The house itself benefits from its own private garden and detached tandem garage.



### **A sense of arrival...**

The property is approached via a well-maintained tarmacadam driveway, bordered by neatly kept lawn areas to either side. This leads up the front of house, whilst also providing access to the equestrian facilities to the right, and offers parking for several vehicles.



### **Step inside...**

The front entrance vestibule grants a formal entry into the property, offering a place to remove shoes and coats before proceeding into the main entrance hallway. This benefits from a high ceiling due to the galleried landing above, meaning that an abundance of natural light is able to filter down, illuminating the space which is laid with a wooden flooring.





To the left, the spacious, multiple aspect reception room features sliding doors onto a side patio and enjoys views of the garden and fields beyond. To one wall, a log burner warms the room within a stone chimney and has a complementary stone hearth below whilst characterful beams line the ceiling overhead.



The kitchen-diner is located to the rear of the property and features beams and recess downlights to the ceiling and oak flooring. The kitchen area is fitted with off-white wall and base units which are equipped with a sink unit, positioned in front of a window overlooking the rear. The units are topped with a granite worktop and extend to provide breakfast bar seating in addition to the dining area. This also has a window overlooking the rear. A latched door from here connects to the utility room, which is laid with a tiled floor and has plumbing for an automatic washing machine. Opposite, there is a two-piece w.c. comprising of a pedestal wash hand basin and close coupled w.c. A side door provides external access to rear.



The ground floor accommodation is completed with dual aspect study, has a window to the front and beams to the ceiling.

### **Beds with a view...**

Upstairs comprises of three double bedrooms and a family bathroom. The master suite is another dual aspect, spacious room with fitted cupboards and wardrobes around the bedspace and additional fitted wardrobes and a vanity opposite. This room is serviced by a three-piece en suite which is fully tiled and comprises of a corner shower with glazed sliding door, pedestal wash hand basin and close coupled w.c.



The second bedroom is another good-sized room, also holding fitted wardrobes and a vanity area, with a window to the rear.

The third bedroom (currently used as a study) has space for a double bed and a window overlooking the front.

The family bathroom comprises of a three-piece suite, to include a panel bath with additional hand shower, pedestal wash hand basin, close coupled w.c. and an airing cupboard containing the hot water tank. There is tiling to splash areas and windows to both the side and rear.

### **Tack up and go...**

This property presents the opportunity for a fantastic equestrian facility. Set within approximately two acres, it is already well equipped with a sand and rubber ménage and an L-shaped stone stable block, consisting of three stables, a tack room, and an open-frontage store. The stables are equipped with power and light and are set on a concrete base, ensuring easy and tidy maintenance, with two bays for muck heaps located nearby. The fields to the rear and side are conveniently divided into multiple paddocks, one of which holds a further three stables and a foaling bay in need of repair.





The property also benefits from a private rear garden laid to lawn and patio areas and is enclosed by timber fencing. To one side, there is a detached tandem garage, offering ample storage and fitted with two up-and-over-doors (one to the front and the other to the side), a pedestrian door and power and light- a perfect workshop or storage space!



**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 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.

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