



Maria B Evans Estate Agents Limited

Hodgsons Barn, 70 Town Road, Croston PR26 9RB

Offers in the region of £350,000

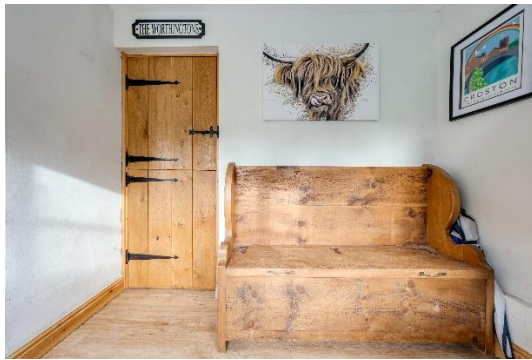


- Charming Grade II Listed semi-detached barn conversion
- Many original, character features with contemporary flair
- Comfortably spacious lounge with ingle fireplace and log burner
- Well-appointed dining kitchen
- Utility room and entrance vestibule
- Two bedrooms to first floor – the master with vaulted ceilings
- Four-piece, white suite family bathroom
- The suite warmed with underfloor heating
- Steps to the loft room with stunning church views
- South facing, secluded and split-level garden
- Heart of the village location with two private parking spaces
- Close to all the amenities and renowned local schools
- Gas central heating throughout

Dating back to the 1700's and set right in the heart of the village with stunning views of the ancient church, Hodgsons Barn presents an ideal combination of original features with contemporary finishes. Briefly, the accommodation comprises a spacious lounge with superb ingle fireplace, a good-sized dining-kitchen with a separate utility room and vestibule, two bedrooms, a four-piece suite bathroom and loft room. The secluded, south facing rear garden provides a peaceful space for relaxation, before leading into the shared driveway to the side with two parking spaces.

Beyond the gate your haven awaits...

The property is accessed through a secure, timber gate to the side and leading to the welcoming entrance vestibule which makes an ideal space for removing muddy boots and storing coats. It features wooden flooring, a pendant light and vertical radiator. Opposite, the area doubles as a practical utility room, fitted with high-gloss units which contain plumbing for an automatic washing machine and venting for a tumble dryer.



Look what's cooking...

Continuing on through a tongue and groove latched stable door, the spacious dining kitchen unfolds which is well-appointed with ivory-shaded wall and base units and topped with wood effect counters. These frame the dining space, fostering a welcoming and interactive space for family moments. The units contain a multitude of integrated appliances, such as, a refrigerator, freezer, dishwasher, wine chiller and porcelain sink unit with an extendable tap. Cooking facilities are provided by the Rangemaster five-point cooker with extractor fan above whilst two windows to the side allows natural light to aid the two track lighting points above.



Get cosy...

A further latched door opens to the generously sized reception room with oak laminate flooring, exposed beams and three wall lights creating a cosy, evening ambience. This is facilitated by the stunning exposed-brick, ingle fireplace which surrounds a log burning stove. Behind, a distinctive herringbone patterned brick adds further character with an oak mantle above and stone flagged hearth below and additional room for a log store to the side. The reception is finished with large French timber windows across the rear, offering peaceful views of the garden.



Sweet dreams...

The oak spindle staircase guides to the first floor landing, providing access to the two bedrooms, bathroom and loft space.

The master bedroom is a well-proportioned, dual-aspect retreat with deep-sill windows to the side and rear - the latter offering picturesque views of the historic Croston Church and postcard-pretty surrounding buildings. Oak beams accentuate the vaulted ceiling which features a central chandelier point, enhancing the sense of space throughout the room. It is completed with an exposed wooden flooring and built-in wardrobe.



Bedroom two is a single room with a window to the side, has a quirky niche at the rear of the room and is warmed by a vertical column radiator.



The four-piece family bathroom is fully tiled in white with mosaic panel detailing forming a backdrop to the back-to-wall bathtub, corner shower cubicle with glazed doors around, a wall-mounted vanity wash hand basin with illuminated mirror above, and close coupled w.c. The bathroom is laid with oak laminate flooring, lit by recessed downlights above, has an extractor fan to the side and a chrome heated towel rail.



From the landing, a staircase provides access to the loft room which has a Velux window, pendant light and feature beams. Built-in eaves storage is also available from here.



The garden spot...

The living amenities extend to the outdoors into the rear garden- a space that effortlessly blends indoor and outdoor living. It can be accessed via a timber door from the entrance vestibule or through French doors from the lounge and enjoys an ideal south-facing orientation. This split-level garden begins with an Indian stone flagged terrace, providing superb space for al fresco dining. There is also a brick-built outhouse, complete with a w.c., power, lighting and a Velux window. Steps cut into a low wall rise to the lawn area which is bordered by timber fencing and holds space for both a summerhouse and second timber shed, for all your storage needs.



To the side, a timber gate opens onto the Tarmacadam driveway, providing private parking for two vehicles. This area is framed by stone gate posts set into a low brick retaining wall.

Out and about...

Located on Town road, this home is perfectly positioned to be fully immersed into village life. Harping a strong sense of community, it is an ideal setting for families with excellent schools just a short distance away and plenty to enjoy right on your doorstep. Take your pick from scenic strolls along the River Yarrow, walks across the peaceful moss behind Croston, or a leisurely meander through the village itself, where you will find cosy cafes, independent shops and a choice of various pubs/ restaurants.

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 N/A

The Council Tax Band is B

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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