



## Maria B Evans Estate Agents Limited

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**Grangefield House, Smithy Lane, Mawdesley L40 2QG**

**Offers in the region of £795,000**



- Stunning family home with flexible living space across three floors
- Superb village location- close to amenities and renowned schools
- Expansive open-plan kitchen, living, dining space
- Sound system wired to the entirety of the ground floor
- Four generously sized bedrooms to the first floor- one with en suite
- Master suite spanning across the third floor with four-piece en suite
- Potential for a dressing room across from the master bedroom
- Air conditioning to select rooms
- Utility room and two-piece w.c. to the ground floor
- Underfloor heating and radiators throughout
- Ample parking on a tarmac drive secured by electric gates
- Detached garage with power, light and electric up-and-over doors
- South- west facing garden laid with porcelain tiling and lawn areas

A truly impressive and stunning home, Grangefield house is an excellent family home offering contemporary ease, style and more than ample space. At its heart is a striking open-plan kitchen, living, dining area, designed for both everyday living and entertainment. With four generous bedrooms, a luxurious master suite and beautifully appointed bathrooms, there is both space and comfort in abundance. Outside, electric gates open to ample parking, revealing a detached garage, porcelain-tiled patio and south-west facing lawn.

Grangefield house combines elegance, space and style- the perfect home to fall in love with.



### **First impressions count...**

There is a choice of entrances into Grangefield House, each designed to make a lasting impression, whether it be stepping through the bi-folding doors into the striking and contemporary kitchen-dining-living area, or arriving through the formal and welcoming hallway. This is laid with a sleek, neutrally coloured tile flooring that flows throughout the ground floor. Straight ahead, an oak staircase ascends to the first floor, enhanced by a feature window to the front of the property, allowing the space to be flooded with natural light.

### **The main event...**

Supplying sophistication and style, the open-plan kitchen, living, dining space works for both everyday living and entertainment. Bi-folding doors extend across the rear, revealing an uninterrupted outlook across the garden and providing a perfect setting for dining with a view.





Natural light floods in from here and the two generously sized windows to either side. Practical in design, yet uncompromising in style, the kitchen pairs both white and grey units, topped with a grey quartz counter and illuminated by discreet under-cabinet LED lighting. The units offer convenient storage and are well equipped with both a full-length refrigerator and a full-length freezer, a Lamona oven and grill with microwave above, integrated dishwasher and one-and-a-half sink unit with boiling hot water tap. The central island is complete with breakfast bar seating and features elegant pendant lighting overhead.



The living area is generously sized and features a log burner with a brick surround and oak beam above, adding a cosy touch to family nights in. There is a television point and sound system wired to the entirety of this space.



### **The essentials...**

The ground floor is completed with a complementary utility room, fitted with a combination of full-length and base units in white and topped with a grey quartz countertop. In addition to further storage, the units provide plumbing for an automatic washing machine and venting for a tumble dryer. There is a door to the side of the property for access to the drive and rear garden.

The two piece w.c. comprises of a vanity wash hand basin and back-to-wall w.c. completed with black accents.



### **Rising above it all...**

The spacious first floor landing gives way to four generously sized bedrooms and a family bathroom.

Bedroom two is situated at the rear of the property with two windows overlooking the garden, a television point and much space for furniture.



Bedroom three benefits from an en suite which is fitted with a three-piece monochromatic grey suite comprising of a walk-in shower with glazed panel to the side and additional hand shower, a vanity wash hand basin, back-to-wall w.c. and finished off with a chic, black, chrome heated towel rail.



Bedrooms four and five have windows across the rear and front respectively, television points and much space for furniture.



The family bathroom features a contemporary three-piece suite, combining both style and functionality. This includes a bath with glazed panel to the side and waterfall shower head above, plus an additional hand shower. There is a vanity wash hand basin with illuminated mirror above, wall mounted vanity cupboard for further storage and a back-to-wall w.c. The space is finished with chic grey tiling throughout, perfectly contrasted with matte black accents.



Ascending the final flight of stairs leads to the impressive master suite. This private retreat is designed for complete peace and space. To the left lies the expansive bedroom, a breathtaking space with high ceilings and a striking apex window with views across the rear, complemented by French doors that open out to a Juliet balcony. The room is enhanced with integrated air conditioning for year-round comfort.



The en suite is equally impressive, showcasing a luxurious four-piece suite flooded with natural light from dual Velux windows. Finished in an elegant grey tiling with sleek black accents, it exudes a modern, sophisticated style. The suite includes a Phoenix jacuzzi bath for ultimate relaxation and a walk-in wet-room style shower



with a glazed panel to the side, integral seat and an alcove for toiletries. Completing the suite is a back-to-wall w.c., twin vanity basins with an illuminated mirror above, and a built-in sound system above.



Opposite the bedroom, a generous storage room offers versatile potential and would be ideal as a bespoke dressing room. This space also contains Velux windows and recessed downlighting above.

### **Garden delights...**

Approached via a cobbled drive, Grangefield comes into view as electric gates glide smoothly to the side, revealing the tarmacadam driveway which provides ample parking for vehicles.



A beautifully finished porcelain tiled patio provides the perfect seating area for al fresco dining on warm summer evenings with a detached garage to the side featuring electric up-and-over doors, power and light. A delightful timber bridge crosses the gentle brook, leading to a good-sized south-west facing lawn, ideal for sunbathing and other activities. The garden is bordered with a combination of mature hedging, timber fencing and brick walls, ensuring both privacy and security at all times.



**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 B**

**The Council Tax Band is F**

**The property is served by a water treatment plant**

**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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA