

Maria B Evans Estate Agents Limited

1 Bamford's Fold, Bretherton

Guide price of £350,000



- Pretty linked period cottage dating back to 1680
- Sympathetically extended to form a charming home
- Two lovely reception rooms, one with log burner
- Well-appointed breakfast kitchen overlooking garden
- Four bedrooms three double, one single - to first floor
- Family bathroom plus en suite facility to the master
- uPVC leaded double glazing and gas central heating
- Delightful, well-stocked gardens to front and rear
- Driveway parking and a detached double garage

Set in the beautiful village of Bretherton, this pretty cottage was once part of a former farmhouse dating back to 1680 and has been sympathetically extended to create a charming family home. Briefly, the accommodation comprises two reception rooms, breakfast kitchen, four bedrooms, one with en suite plus a family bathroom. Delightful, well-stocked gardens sit to the front of the property and the good-sized south-west facing rear garden features a hot tub. Electric gates give way to driveway parking as well as a detached double garage.

This uPVC door with an opaque and window opens into the breakfast kitchen which is fitted with a good range of medium oak cabinets and drawers having rough-faced stone tiling between levels to coordinate nicely with the terracotta-type floor tiles. The black granite work tops are inset with a graphite shaded one and a half bowl sink unit with swan neck mixer tap and is set beneath the window overlooking the garden. Also inset is a Neff four-burner stainless steel hob with double oven and grill below and canopy style extractor fan above. There is plumbing for an automatic dishwasher and washing machine, space for a fridge freezer and one of the cupboards houses the gas central heating boiler. Recessed down-lights sit between the ceiling beams, there is a radiator to warm and doors from here lead to the lounge and also to the inner hallway.



Stepping into the dual aspect lounge transports you into the older part of the cottage which dates back to 1680. The windows overlook the front and rear gardens and allow natural light to filter through whilst wall lighting and spotlights showcase the ceiling beams and offer evening ambience. The focal point of the room is the charming inglenook fireplace with an inset beam and a raised stone plinth supporting the log burning stove and having a stone flag hearth, this warms the room along with two central heating radiators. To the corner is a walk-in storage cupboard for household essential and which is also fitted with coat hooks and shoe shelves.



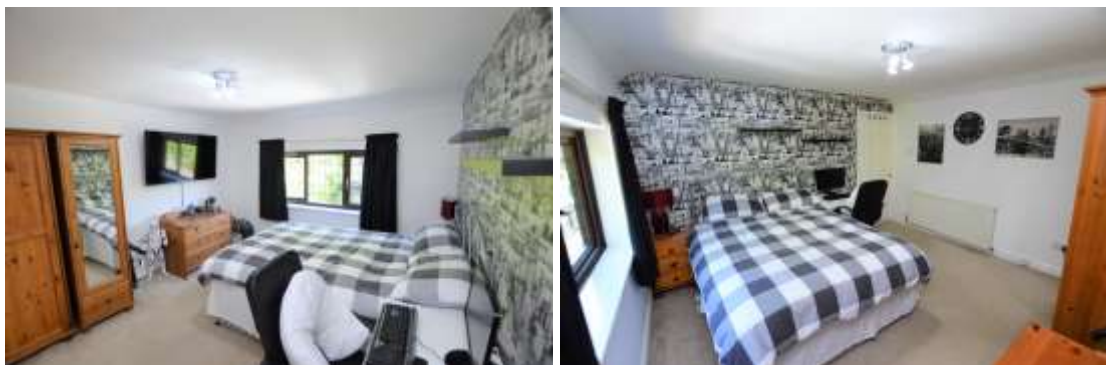
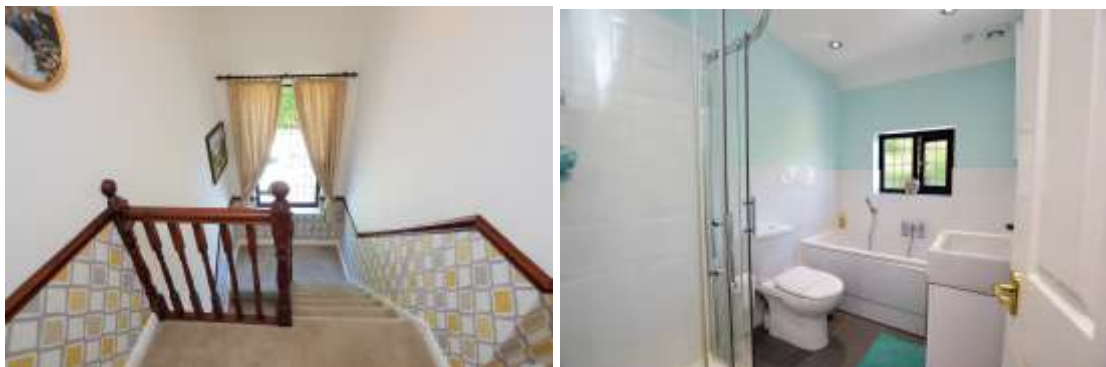
The inner hallway, with radiator and pendant light, has terracotta ceramic floor tiles continuing from the kitchen and a dado rail following alongside the staircase which rises and turns to the first-floor landing, passing a long window to the side and lights the way. Beneath the stairs, a door opens to the fully tiled cloakroom with ceiling

light, extractor fan and a two-piece white suite of wall mounted wash basin and a low flush w.c.

To the front of the property, the sitting room has a window to the front garden and front door. This cosy room has an oak floor, beamed ceiling with pendant light and a dado rail and is a perfect retreat to enjoy a book.



The spacious and split-level landing has a spindle balustrade, two pendant lights and an access point to the insulated loft. White panel doors open to each of the rooms starting with bedroom two, a spacious double room which has a side window, ceiling light, wall mounted television point and a radiator.



The partially tiled family bathroom has an opaque side window lighting the four-piece white suite of panelled bath with central mixer tap and hand shower, a corner shower cubicle with sliding doors and a Triton T80 shower unit, a vanity set wash basin with illuminated mirror cabinet above, and a close coupled w.c. The ceramic

tiled floor gives a practical finish, there are recessed down-lights, an extractor fan and the chrome ladder heated rail warms the towels.

Bedroom three is a single room with a window to the rear and is currently used as a dressing room. Steps descend to bedroom four which also has a rear window, spot lights attached to the ceiling beam, a radiator and space for a double bed.



The master bedroom's window overlooks the front garden, spot-lights on the ceiling beam illuminate the room along with an over-bed light and there is a wall mounted television point. The en suite has inset spotlights, extractor fan, a ceramic tiled floor, white wall tiling to the splash areas and a white three-piece suite comprising a shower cubicle with concertina doors, a wall mounted wash basin and close coupled w.c.



The property can be approached to the frontage via a low picket gate to a two-directional path which leads, firstly, to the rarely used front door passing the lawn garden which has a corner seating area and is surrounded by tall shrubs such as lilac and Alexandra roses leaning over euphorbia and Pieris japonica planting. Alternatively, the path takes you to the rear of the property and a further picket gate leading to the main entrance door sheltered by a timber open porch with lantern attached and a York stone flagged broad frontage and which also gives a Right of Way to the neighbouring cottages.



Opposite the kitchen window, a latch gate set into a low retaining wall with hedge above opens to the lovely, south-west facing garden with a further perfectly placed sun terrace for al fresco dining due to its close proximity to the kitchen and barbecue area alike whilst alongside is a decked space with hot tub surrounded by gazebo style trellis work. To reach a further seating spot, a paved path cuts a route through the lawn which enjoys a well-stocked shrub border to one side and high conifer hedging to the other. Beyond this is a Tarmacadam driveway with parking for two or three cars, also accessed via electronically controlled timber double gates and leading to the detached double garage with up and over door, power and light. Currently used as a gymnasium with rubber matting, the garage is white rendered with two outside lanterns and an armoured external power point. To the side of the garage is a timber shed offering additional storage for garden essentials.





Viewing is strictly by appointment through Maria B Evans Estate Agents

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

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.