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Maria B Evans Estate Agents Limited

HOME FARM COTTAGE, GRAPE LANE, CROSTON, PR26 9HB

Offers in the region of £900,000



- Charming and historic detached 18-19th century cottage
- Landmark property with an abundance of character
- Set in extensive, picturesque, landscaped gardens
- Beautifully presented accommodation throughout
- Three elegant, generously spacious reception rooms
- Well-appointed and contemporary breakfast kitchen
- Stone flagged vestibule, cloakroom/utility room off
- Four spacious bedrooms – three double and one single
- Bedroom three with mezzanine study/sleeping area
- Family bathroom and master bedroom with en suite
- Block paved driveway and detached double garage
- Superb pastoral, woodland and river aspects surround
- In a Conservation area and renowned schools
- Easy access to many road and rail commuter routes

With an abundance of historic charm and character features, Home Farm Cottage is the epitome of a “chocolate box” property, part of which dates back to the 18th century. The cottage was once the principal farmhouse for Home Farm and served as the Estate Office for the de Traffords of Croston Hall. Later, the cottage was also used as the HQ for the local Home Guards during the World War II.

Extended in the 19th century and, to a small extent, again in 1930's, the cottage is set within extensive, picturesque, landscaped gardens. This landmark property offers wonderful accommodation to include three reception rooms, breakfast kitchen plus separate utility room, cloakroom, four bedrooms - master with en suite – and a family bathroom. Outside, there is a detached double garage and parking for three/four cars.

Now rarely used, the front door holds a stately position in the history of the cottage by once being the main entrance for the local tenant farmers to pay their rents to their landlord. More recently, the property is entered via the broad, painted timber latch door to the rear which opens to the vestibule, lit by a ceiling light. Pitch pine four-panel and tongue & groove latch doors of varying ages give way to the rooms throughout and the stone-flagged flooring – continues into the dining room and kitchen.



The dining room has a side window, exposed ceiling beams and a pendant light suspended over the table space plus three wall lights. The focal point of the room is the high-level carved timber angle surround with brass rail and fender which houses the Whitehead of Preston antique cast iron range with fireplace and bread oven. A kitchen-complementary dresser unit is on one wall and built-in storage cupboards are opposite.



The kitchen has two double glazed windows and one single glazed window to the rear and is also lit by LED spot lighting attached to the exposed ceiling beams. The spacious area is fitted with an excellent range of fresh-green shaded wall and base units incorporating drawer banks, glazed display cabinets, breakfast bar and brushed copper handles. The oatmeal-coloured Silestone worktops and up-stands surround and have an etched drainer alongside the inset one-and-a-half-bowl sink unit with swan-neck mixer, softener and Quooker boiling water taps over. Integrated Neff appliances include an inset induction hob with wall mounted extractor fan over and an eye-level double oven and grill with slide-and-hide door, a fridge freezer and an automatic dishwasher.



The generously spacious, L-shaped combined lounge and snug has French doors to the side, sash window to the front and spotlighting to the ceiling beams. The brick inglenook fireplace has a limestone lintel surround and houses a Stovax log burning stove with timber mantle over. Cupboards are built-in to either side; one having a glass-fronted bookcase over and the other having the original, wall-inset Home Farm safe installed. By the French doors, there is an area for table and chairs for breakfast or a light-bite at lunchtime overlooking the side patio. The Travertine tiled flooring has electric under-floor heating beneath and continues through the broad opening into the snug which also has a sash window to the front, the painted timber front door and a further door to the inner hall. A further brick-back inglenook with limestone lintel surround houses a second Stovax log burning stove with built-in bookcase to the side, a cupboard to the other side plus a wall-mounted television point. Both rooms also have gas central heating radiators if preferred.



Completing the ground floor accommodation and just off the entrance hall, a small passageway with tiled floor leads to the cloakroom with rear window, vanity set wash hand basin and w.c. Also off is the utility room which is fitted with a range of kitchen complementary cabinets with granite effect worktops having an inset stainless steel sink unit with mixer tap. Also inset is a four-burner gas hob with oven and grill beneath, there is plumbing for a washing machine and space for a tumble dryer, and housing for the Viessman gas central heating boiler.

A staircase and handrail rises and turns to the first floor landing with spindle balustrade and a sash window giving superb views over the side garden to Grape Lane. There is a pendant light and a walk-in cupboard fitted with linen shelves.



The master bedroom has a sash window to the front and a pendant light to the beamed ceiling. Fitted wardrobes line one wall with a central space for a dressing table and having canopy lighting over, and there is ample space for drawer banks and nightstands.



Fully tiled in natural shades, the en suite has a three piece suite comprising a glazed corner shower cubicle with Mira Excel unit, twin vanity-set wash hand basins and a low flush w.c. There is a window to the side, ceiling light, radiator and an extractor fan.

Bedroom four, currently used as a home office, has a sash window to the front, a high level window to the landing and a pendant light.

A door opens to the second landing with rear window, pendant light and gives way to two further double bedrooms and a bathroom.

Bedroom two has a sash window to the side, pendant light, picture rail and a fitted wardrobe.



Dual aspect bedroom three has windows to the side and rear, spotlights and a spotlight-track to the vaulted ceiling. There are built-in pine wardrobes, laminate flooring and an open-tread timber staircase to the mezzanine area with a ceiling strip light and a wall access hatch to the loft space.

The marble-effect fully porcelain-tiled walls and flooring form the backdrop to the four piece coloured bathroom suite comprising corner glazed cubicle with Mira Excel shower unit, panelled bath, pedestal wash hand basin and low flush w.c. Also included are a shaver point, ceiling light, extractor fan and radiator to warm the towels.

Approached from Grape Lane, the private, block paved driveway curves around to the rear of the cottage, extends into a York stone flagged area with security lights and outside water tap and provides parking for three/four cars. Beyond this, stone steps rise between an array of terracotta and porcelain containers overflowing with specimen plants to a tranquil seating area. To the side is a detached, brick built double garage under a slate tiled roof which has power and light, windows to three sides an electric double door and a personal door to the side. A timber storage shed sits to one side having power and light and a log store to the other.



A low-level stone wall runs to the side of a pathway giving guidance to the extensive rear lawn garden which is enclosed by hedging and features sturdy hornbeam, walnut, silver birch and fir trees alongside more ornamental varieties such as flowering cherry, magnolia apple and plum tree. The path continues beneath a clematis-laden pergola to a sunken seating area with central raised rose garden set amongst spring flowering bulbs. Across the lawn, a further sun terrace offers a delightful al fresco dining area and sits to the fore of a lengthy border of mature shrubs which continues towards the side lawn garden dotted with further young trees. Opposite this are a broad, well-stocked herbaceous border, a York stone flagged patio and a remarkable ancient yew tree. The lawn wraps around to the enchanting front garden which is also enclosed by dense ivy and beech hedging having an inset covered gate and pebbled path leading to the painted front door draped with wisteria. To the front, the cobble-sett edged lawn has a further well-stocked shrub border, central holly tree and a clematis-clad oak tree, to name a few, whilst to the side is a further grassed area which has been left to encourage wild fauna and flora. The cottage enjoys surrounding pastoral aspects and superb woodland and river views to the front.





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 D

The Council Tax Band is F

The property is served by mains drainage

The property is warmed by gas central heating radiators throughout

A small area to the side part of the garden is rented for £25 per annum from Electricity North West and houses an electricity sub-station which is also maintained by ENW.

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.