

HOME  TRUTHS

New Street, Mawdesley

L40 2RW





Shotley Cottage is a gorgeous end terrace property in the heart of the village, offering approximately 1,800 square feet of elegant and versatile accommodation dating back to the 1850s. With private rear gardens and village amenities within easy reach, this is a very special place to call home. The block-paved driveway provides parking for two vehicles and leads to the main entrance. Step into the welcoming living room, offering plenty of space for both dining and comfortable furniture. Leading off is the dining kitchen, comprising a range of wall and base units with space, power and plumbing for appliances. Stroll along the gallery to the aptly named garden room to the rear, which really lives up to its name and benefits from patio doors opening out to the garden. Completing the ground floor are bedroom four, a well-proportioned double, a shower room comprising mixer shower in cubicle, wc and wash hand basin set on a floating vanity, and a useful utility/boot room with space, power and plumbing for additional appliances. Step outside, either into the private courtyard with its Mediterranean feel or through to the delightful south-west facing main garden. A wonderful space for relaxing and entertaining, the garden features a lawn together with mature magnolia and silver birch trees, creating a beautiful and established setting. Back inside, stairs rise to the first-floor landing, where there are two comfortable double bedrooms and a very well-proportioned single bedroom. The family bathroom comprises a corner bath, wc and wash hand basin. Stairs continue to the versatile loft room, offering excellent storage and having previously enjoyed life as both a playroom and an additional bedroom.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Delightful period cottage
- 1800 square feet of accommodation
- Four bedrooms
- Lovely and private gardens
- Virtual tour
- Central village location



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Eccleston Branch

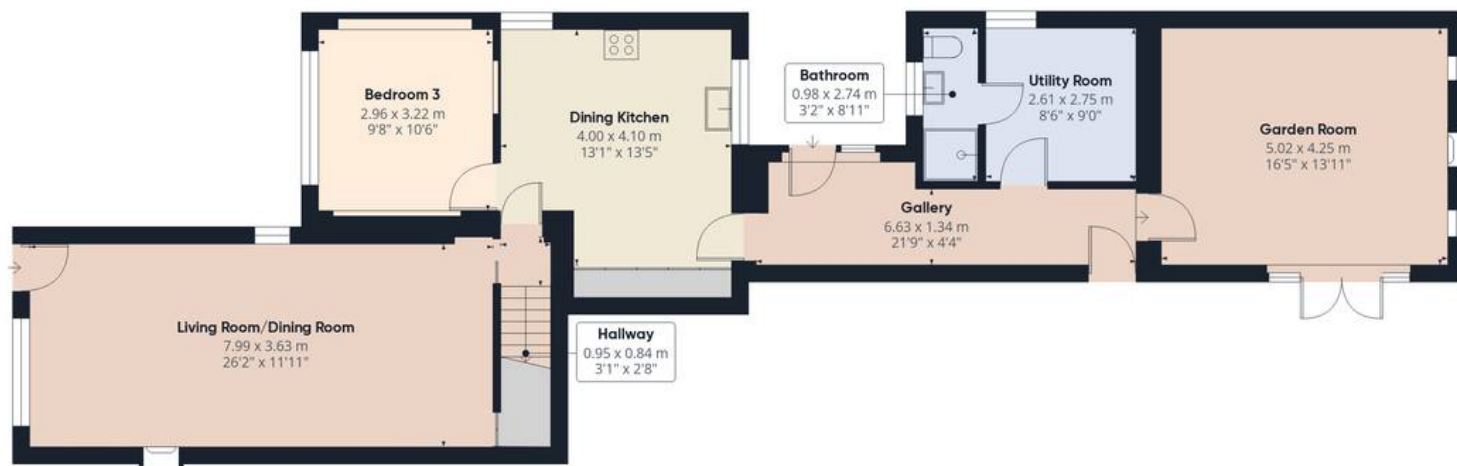
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01257 451673

Coppull Branch

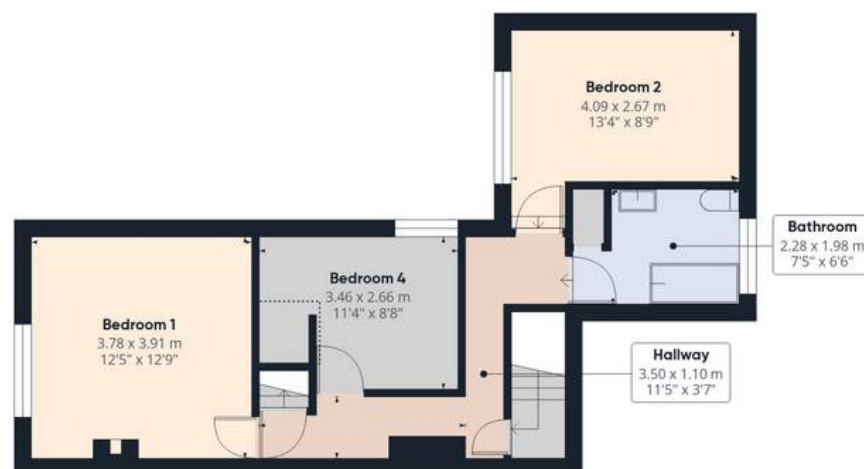
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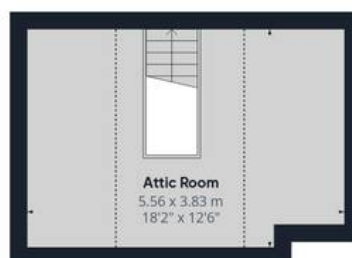




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

169.4 m²

1823 ft²

Reduced headroom

13.2 m²

142 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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