

HOME  TRUTHS

Grape Lane, Croston

PR26 9HB





Bursting with character and charm, Owl Cottage occupies one of the most sought-after locations on the outskirts of Croston, combining peaceful countryside living with easy access to village amenities, local pubs, shops and delightful rural walks. Available with no upward chain, this delightful home offers a rare opportunity to enjoy village life at its very best. Set back from the lane and tucked away in a private position, the main entrance opens into the inviting living room, where a log-burning stove set within an imposing stone fireplace creates a wonderfully warm and welcoming focal point. To the rear, the dining kitchen comprises a range of wall and base units together with a range cooker, refrigerator, freezer and useful pantry storage. Leading off is a separate utility room featuring a traditional butler sink, space, power and plumbing for additional appliances, and housing the Ideal central heating boiler. Stairs rise to the first-floor landing where bedroom one is a generous double, whilst bedroom two is a comfortable second double. The family bathroom comprises a bath with shower over and screen, wash hand basin and wc. Externally, the property continues to impress. Immediately outside are private seating areas ideal for enjoying a morning coffee or evening glass of wine. A charming cobbled pathway then leads through to the cottage's wonderful secret garden, a truly special space where you can relax, entertain and enjoy the peace and tranquillity of the surrounding Lancashire countryside. The garden is mainly laid to lawn and framed by an abundance of mature planting, with a wildlife pond attracting birds and nature throughout the seasons. A useful shed provides storage, whilst the garden's position allows you to take full advantage of the beautiful rural outlook. Whether enjoying a summer barbecue, gardening or simply unwinding with a book, this is a space to be treasured.

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Delightful Georgian cottage
- Two double bedrooms
- Gorgeous garden
- Country lane setting
- Virtual tour
- No upward chain



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Coppull Branch

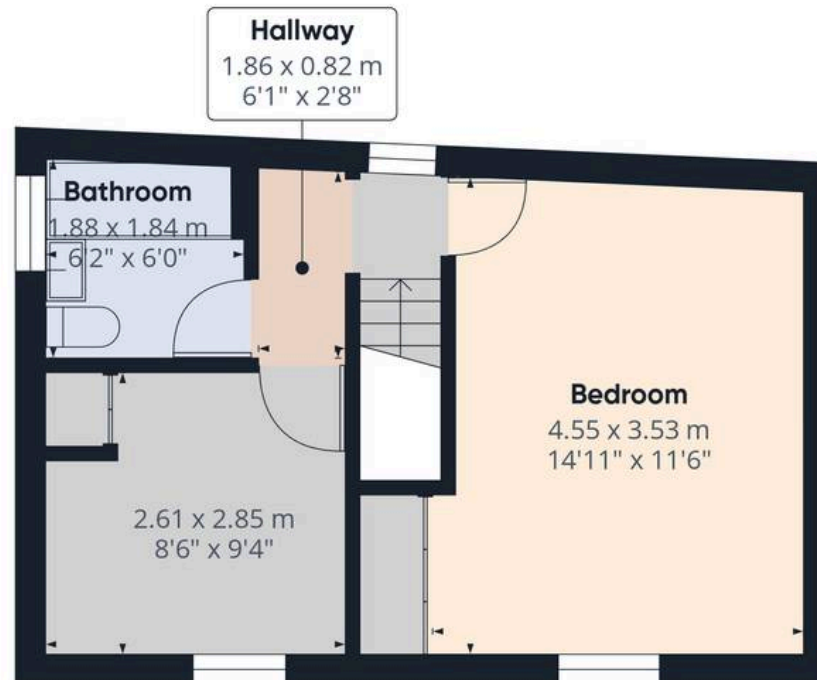
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Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

63.8 m<sup>2</sup>

688 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(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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