



Maria B Evans Estate Agents Limited

Pavilion House, School Lane, Mawdesley L40 3TG

Offers in the region of £675,000



- Stunning, detached property in Mawdesley
- Enjoying open aspects to the front and rear
- Beautifully presented throughout with a characterful feel
- Striking entrance hall with elegant panelling
- Spacious, dual aspect reception room
- Culshaw-Bell kitchen with hand-built units
- Dining area warmed by a multifuel burner
- Well-proportioned master bedroom with three-piece en suite
- Two further good-sized, double bedrooms
- Serviced by a traditional-style four-piece bathroom
- Tranquil, south-facing garden with Victorian greenhouse
- Attractive, timber-clad studio fitted with an air-conditioning unit
- Off-road parking for up to three vehicles on shale driveway

Built in 2006, Pavilion House contains a captivating character that has been delicately and thoughtfully curated, resulting in a property that enjoys the comforts of a 20-year-old construction but the feel of a 200-year-old one. Rarely does a property of this age offer such traditional appeal with panelling adorning the walls, vintage oak beams and slate, black tile flooring. The accommodation includes a spacious reception room, a kitchen-dining area complete with a multifuel burner, and three generous double bedrooms to the first floor (including a master with en suite shower room) complemented by a traditional-style family bathroom. Outside, the south-facing gardens provide a peace and quiet, complete with a Victorian-style greenhouse and a versatile studio. Ideally positioned close to local amenities while surrounded by beautiful countryside, this is a home that offers both convenience and exceptional character in equal measure.

Home sweet home...

Approached down School Lane, Pavilion House comes into view standing proudly before its shale driveway which provides parking for three vehicles. A block paved path leads to the oak front door with a glazed inset and wall lights to either side.

Inside, a welcoming entrance hallway features high panelling to the walls whilst a slate, black tiled flooring flows throughout and into the rest of the accommodation. A white painted spindle staircase with oak banister rises to the first floor whilst wiring for a pendant light brightens the space.



Period charm with modern comforts...

To the left, the first of many panelled doors with an etched opaque inset opens into the reception. This unfolds as a spacious and dual aspect room with windows to both the front and rear, three wall lights and wiring for a central pendant light. A beam runs across the ceiling overhead, adding a further touch of character, whilst the room is finished with a television point to the side and a gas coal fire with etched surround and polished slate hearth.



The kitchen-dining area is positioned on the opposite side of the property, fitted with Culshaw-Bell units with a mixture of cupped and circular handles. A porcelain sink unit with swan neck tap sits below a window to the front with an integrated Smeg dishwasher below and six-point Britannia cooker with extractor fan to the side. Black quartz countertops and a central island with an oak top and storage beneath provide ample preparation space whilst the kitchen is finished with fitted cupboards in a Dulex Heritage Veranda Green and bespoke, hand-built pantry-style units.



Recessed downlights and wiring for two pendant lights illuminate the kitchen and continue into the dining area, which is decorated with characterful panelling to dado, has wall lights and a multifuel burner set within a stone surround and hearth. A television point is located to the corner and glazed patio doors open onto the rear garden, allowing the sunlight to stream through.



The practical stuff...

At the rear of the home, the utility is fitted with oak wall and base units (some with opaque frontages) complemented by a cream tile running to splash areas and offers plumbing for an automatic washing machine, space for a tumble dryer and a stainless-steel sink unit with etched drainer to the side. This room also houses the gas boiler, and has a heated towel rail. There is an external door with a glazed inset allowing access into the rear garden.



The generous understairs space has been thoughtfully converted into a ground floor cloakroom, equipped with a low flush w.c., wall mounted wash hand basin, towel rail and extractor fan. A pendant light illuminates the space which is tiled to splash areas.

Rest assured...

The elegant paneling featured throughout the house gracefully guides up the stairs and continues into the landing which is fitted with an oak floor, warm wall lights and a window overlooking the front of the property. Upstairs, all rooms are entered through white-painted paneled doors, one of which opens to the convenient airing cupboard.



The master bedroom is a beautifully presented, peaceful retreat. Generous in size, it offers ample space for a bed which can be positioned conveniently adjacent to the window to the rear, allowing for the enjoyment of the surrounding open aspects from the first glimpse of daylight to the last ember of sunset. A pendant light and beam overhead keeps the period and characterful feel of the property alive, complete with a

traditional-style en suite equipped with a high flush w.c., electric shower with glazed doors, wall mounted hand basin, window to the rear and pendant light.



The second and third bedrooms are spacious double rooms, both featuring front-facing windows and pendant lighting.



Finishing the first floor, the family bathroom is yet another charming, traditional-style suite with a claw foot, roll top bathtub, corner shower with telephone-style attachment and white subway tiling to splash area, a high flush w.c. and a pedestal wash hand basin. The suite is finished with a traditional style towel rail, window to the rear and recessed downlights.



The blooming hour...

Reflecting the pretty interior of the property, the rear garden offers a tranquil spot to relax and enjoy the sunny, south-facing aspects. Firstly laid with Indian stone, offering the perfect place for fresco dining, a lawn area continues beyond and is met by freshly (and heavily) planted beds. The rest of the garden falls to attractive stone flags and shale areas, broken up at the center with a charming red brick landscaping feature brimming with flowers of all kinds, from various colored roses to lavender. On one side, a Victorian-style greenhouse stores raised, breeze blocked beds offering production of potatoes, tomatoes, etc. and a timber log store provides further convenient storage, finishing off this true cottage garden which is bordered with timber fences and also has a water tap and outside power point



The studio...

A versatile space, the studio is a stylish, timber-clad outbuilding with wood-effect flooring, recessed downlights, a uPVC double glazed windows, and glazed sliding doors for access. Benefitting from a plethora of natural light, it is a suitable space for a variety of remote businesses, a home office, summerhouse or even a gymnasium as it is equipped with an air-conditioning unit and ethernet is also connected. Completed with a television point, recessed downlights and white, gloss-finish units, which line the far wall as base units and include a one-and-a-half stainless-steel sink unit and are also fitted to full-length units on one side for additional storage.



Our top picks for you...

Pavilion House sits in the heart of the sought-after village of Mawdesley, a welcoming Lancashire community with a thriving high street offering everyday essentials like the SPAR shop, post office and popular Red Lion public house. Local traditions such as Mawdesley Walking Day and the village's three churches add to its strong sense of community and character.

Surrounded by beautiful countryside, Mawdesley is perfectly placed for enjoying rural walks, with the neighbouring villages of Parbold and Croston close by and both well known for their charming country pubs, independent restaurants and picturesque canal-side and countryside walks.

The property also falls within the catchment area for several highly regarded schools, including Bishop Rawstorne Church of England Academy, Burscough Priory Academy, Trinity & St Michael's Primary School and Richard Durnings Endowed Primary School, making it an excellent choice for families.

For commuters, Pavilion House combines village living with excellent accessibility having convenient road links to the M6 (Junctions 27 and 28) and M58 motorways, railway stations at Parbold, Rufford and Burscough and regular bus routes through Mawdesley also linking the village with Ormskirk and Chorley.



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 C

The Council Tax Band is E

The property is served by mains drainage

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.

