



Maria B Evans Estate Agents Limited

The Cottage, Bluestone Lane, Mawdesley L40 2RG

Offers in the region of £500,000



- Charming, character detached cottage in Mawdesley
- Half an acre paddock to the rear with outbuilding and greenhouse
- Modern, well-appointed kitchen
- Two receptions and a dining room
- Dual aspect study
- Three good-sized bedrooms- the master with an en suite
- Integral single garage with power and light
- Pretty, well-stocked surrounding gardens
- Courtyard to the rear
- Parking on shale drive to the front
- Superbly positioned for local amenities, schools and transport links

A charming, detached home, The Cottage enjoys half an acre of paddock land and surrounding, well-stocked gardens whilst offering a wealth of original features and exciting scope for personalisation internally. Brimming with character, the property showcases exposed beams, latch doors and dual-aspect rooms that include an entrance hall, reception room, kitchen, utility, shower room, sunroom, study and three bedrooms (one to the ground floor), with the master benefitting from a three-piece en suite. Enjoying a warm, homely feel and exceptional outdoor space, this tucked-away residence sits in a low position from the road, ensuring privacy.



A wonderful opportunity awaits...

Two gates- one pedestrian- open onto a shale driveway, offering parking for several vehicles. A uPVC entrance door with opaque glazed insets leads into the home, where a tiled floor, radiator and pendant light welcome inside.

Turning to the right, the sunroom unfolds with French doors flanked by glazed panels opening onto the rear and windows to the front and side. Bathed in natural light, this space is enhanced by recessed downlights and warmed by two radiators.



A step-down leads into the study, fitted with oak wall and base units and shelving across one wall. This dual-aspect room benefits from a Velux window, while a feature cast iron surround with an open fire and slate hearth adds character. The space is completed with two radiators and a pendant light.



The heart of the home...

On the opposite side of the entrance hall, the kitchen sits at the heart of the home, arranged with white wood-effect wall and base units topped with Formica counters and with a tiled splashback in between. It comes well-equipped with a four-burner gas hob and extractor fan above, an electric oven and grill, and space for both a microwave and an American-style refrigerator-freezer. A granite one-and-a-half bowl sink unit with etched drainer is perfectly positioned beneath a rear-facing window, while generous storage, a radiator, and recessed downlights further supply the space.



An archway leads through to the dining room, with ample space for dining, a side-facing window, pendant light and radiator. From here, white-painted stairs rise to the first floor, with useful understairs storage tucked neatly below. A door also provides access to the inner porch which has a tiled floor, recessed downlights, and an external door to the rear with opaque glazed insets.



The main reception room offers a cosy retreat, centred around a feature stone fireplace and hearth with an electric stove. The stonework extends to one side, creating an

additional focal point with a television point, a pendant light above and radiator to the side.

The practical stuff...

Adjoining the kitchen, a practical utility room is fitted with additional wall and base units, offering storage and including a stainless-steel sink unit with drainer and the boiler, is lit by a rear window, pendant light and includes an extractor fan and radiator.

The ground floor bathroom is also found here, featuring a four-piece suite including a panelled bath and a separate shower cubicle enclosed by bi-fold doors. A pedestal wash hand basin, close-coupled w.c., chrome heated towel rail, and opaque window are also included in the suite which is finished with tiled flooring, to dado height tiling and recessed downlights.



Bedding in...

Upstairs, the principal bedroom is a generous, light-filled space with wooden flooring and a striking exposed brick feature wall with inset detailing. Enjoying a triple aspect, the room is complemented by wall lighting and radiators. A door leads through to the en suite, stylishly finished with panelling to dado height and tiled splashbacks. The suite comprises an electric shower with glazed sliding doors, a wall-mounted wash hand basin, close-coupled w.c. and a chrome heated towel rail.



Bedroom two is reached via a separate staircase, also featuring wooden flooring, wall lighting, and a radiator. Characterful exposed beams run along the ceiling, while a fitted cupboard and shelving provide storage.



The ground floor bedroom is the third bedroom, a comfortable double, illuminated by wall lights for a warm ambience and having a window to the front of the property. Exposed beams overhead add character, while fitted wardrobes along one wall provide practical storage.



Flowers and foliage...

The south-facing side garden extends beyond the shale driveway. This is laid to lawn and framed by a charming stone wall to one side that curves its way through the garden, creating a distinctive and characterful feature. This is planted with mature shrubs providing established borders to the garden. Two sets of timber steps are set within this hedging, offering access out to the adjoining field beyond. At the far end, a low timber gate provides pedestrian access onto Nook Lane.



The courtyard...

To the rear, the courtyard offers an ideal spot for al fresco dining and has a timber storage shed to one side, whilst a gate to the other side leads through to a smaller side garden, planted with flowers and shrubs, which in turn links back around to the front of the property. The courtyard itself is enclosed by stone walling, softened by an abundance of planting, and features two sets of stone steps rising up to the paddock beyond.



A canvas of green...

Extending to approximately 0.5 acres, the west-facing paddock is enclosed by dense, mature hedging, creating a wonderfully private outdoor space, and stock fencing which is interrupted only by a gate providing further access onto Nook Lane.



Versatile and full of potential, the paddock is dotted with various planted beds of seasonal flowers, including bluebells, and includes a greenhouse, pebbledash storage shed, and a secluded seating area enclosed by euonymus hedging. In one corner, a stone patio hosts a summerhouse whilst to the far corner, a vegetable patch area is accompanied by a larger timber shed.



A sought-after location...

Nestled on Bluestone Lane in Mawdesley, The Cottage enjoys a charming semi-rural setting, surrounded by open countryside and neighbouring villages. Mawdesley offers everyday amenities including a village shop, post office and Cedar Farm, known for its independent boutiques, cafés and dining, alongside the popular Red Lion pub. Well-regarded local schools are within easy reach, while the nearby villages of Croston and Eccleston provide a further selection of cafés, public houses and independent shops. The area is well connected, with regular bus routes through Mawdesley and Croston, and rail links available from Rufford and Parbold stations.



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 E

The property is warmed by gas central heating and 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.

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