



Maria B Evans Estate Agents Limited

The Stables, Grape Lane, Croston PR26 9HB

Offers in the region of £2,500,000



- Spectacular, Arts and Crafts designed residence
- Set in circa 4.3 acres of private, landscaped gardens and grounds
- Open-plan living-dining-kitchen with Matthew Marsden cabinetry
- Dual aspect principal reception room and bespoke cinema room
- Principal and second bedroom with walk-in wardrobes and en suite
- Further two en suite bedrooms with access to dual balcony
- Underfloor heating warming the whole of the ground floor
- Enjoying far-reaching views across the rural landscape
- Sweeping gravel treelined and illuminated driveway
- Car port, store, external w.c. and attached snooker room
- Close to local village amenities and commuter routes
- This property comes with no onward chain

In summary...

An exceptional Arts and Crafts residence of rare distinction, this remarkable home unites timeless architecture, elegant interiors and an enviable position on the well-regarded Grape Lane of Croston Village. Commanding far-reaching views towards Rivington Pike, the residence is set within approximately 4.3 acres of landscaped gardens and grounds, designed in a series of thoughtfully designed 'rooms' blending a Victorian garden room, blooming coppice wood and water features all set against a backdrop of the gently flowing River Yarrow.

Inside, the accommodation is both generous and sophisticated comprising a welcoming entrance vestibule and hall, dining room, outstanding open-plan living dining kitchen space, principal reception and bespoke cinema room. Upstairs, four elegant en suite bedrooms are accessed from the grand galleried landing, two of which enjoy walk-in wardrobes, whilst the remaining have direct access to the balcony terrace, positioned to take full advantage of the surrounding views and evening sun. Underfloor heating warms throughout the ground floor which also holds a herringbone parquet flooring beneath its carpet.

The details...

This spectacular residence is revealed beyond a set of electronic gates and is approached via a gravelled, tree-lined driveway that is softly illuminated and culminates in a turning and parking area for multiple vehicles.



Grand entrances...

An open porch leads through double oak doors into the welcoming entrance vestibule, filled with natural light from glazed insets to either side of the door and illuminated by recess downlights which continue throughout the majority of the accommodation. To the side, two small rooms take care of the cloaks and security system.



Progressing further into the property through an additional pair of oak double doors into the impressive entrance hall, an oak staircase rises and turns gracefully to the first floor and has practical understairs storage. Above, high ceilings amplify the sense of space and light, crowned by a striking chandelier point.

A discreet partition wall subtly defines the dining space beyond. This elegant setting is enhanced by bespoke, full-height illuminated display cabinetry with additional storage below. Panelled windows frame views across the side garden, while a pendant light point sits in decorative coving in the centre of the room.



Room to breathe...

Two sets of double doors open either into a spectacular open-plan living, dining, and kitchen space to the side or into the principal reception room to the rear.

The living, dining, and kitchen space is beautifully appointed with pale grey porcelain flagstone flooring, providing an elegant backdrop to the bespoke Matthew Marsden cabinetry. This features as both wall and base units finished in a sophisticated combination of soft Farrow and Ball Purbeck Stone and contrasting deep Railings tones, all topped with marble work surfaces with subtle accents of limed oak introducing warmth and character throughout. The kitchen is comprehensively equipped with a range of high-spec integrated appliances, including an Everhot electric range cooker with extractor above, a Neff combination microwave, twin wine chillers, and a Neff coffee machine. A central island forms the heart of the space, complete with a twin porcelain sink unit and illuminated by elegant pendant lighting, while additional windows to the rear invite natural light into the space.



Adjoining the kitchen, the utility room is thoughtfully fitted with complementary cabinetry and provides plumbing for a washing machine, venting for a tumble dryer, and another porcelain sink unit. A rear-facing window and external door offer convenient access to the garden, while a complimentary bespoke bench seat with coat hooks adds a practical yet stylish everyday touch.

The kitchen space flows effortlessly into the dining area, a refined setting for entertaining with a superb media wall to one side comprising of a television point framed by bespoke integrated storage. Corner-set windows capture delightful views across the gardens and the surrounding countryside beyond.



An opening leads into the inviting living room space with a window to the front and sliding glazed doors which open onto the outdoor covered patio, seamlessly blending both living spaces. A Minster fireplace with hearth and mantle houses a log burning stove, bringing warmth and character whilst both pendant and television points complete this inviting space for gathering.



Indulgent living spaces...

The principal reception room is a beautifully proportioned, triple-aspect space, flooded with natural light and aided by pendant lighting. Two sets of French doors open gracefully onto the garden, while a side-facing window with a built-in window seat provides a delightful spot to relax and take in the surroundings. Generous in scale, the room allows for versatile furniture arrangements, naturally centred around the Minster fireplace, complete with a further log-burning stove.



As evening draws in, the bespoke cinema room encourages indulgent nights (and even entire weekends) of immersive entertainment. This expertly crafted space is seamlessly appointed and finished with sumptuous Italian leather reclining chairs, offering a truly cinematic experience. Automated blinds provide a complete blackout and enhance the impact of both the 126-inch screen and integrated surround sound. By day, the space transforms into an equally attractive retreat, with rich dark green wall panelling complemented by warm oak accents. Discreet double cupboards flank the screen, providing concealed storage, while carefully designed ambient lighting complete the space.



The ground floor accommodation is completed with a cloakroom featuring bespoke hand-painted cabinetry with oak countertops extending seamlessly around the space. A Burlington vanity wash basin and back-to-wall w.c. add a classic touch, while wall lighting and an opaque window illuminate, all set against parquet herringbone-style flooring (a sample of what lies beneath the carpets).



Rooms with a view...

Ascending to the first floor, a striking galleried landing furthers the sense of space and elegance that flows throughout the residence, with a front-facing window allowing for the enjoyment of far-reaching views. From here, all four beautifully appointed en suite bedrooms are accessed, each thoughtfully designed with recessed downlighting, traditional-style vertical radiators, and individually captivating outlooks.



The principal suite is positioned to the rear and superbly proportioned, unfolding into an impressive bedroom space where a full-height window and rear-facing window, captures tranquil riverside views.



A full-length integrated mirror with overhead lighting introduces the dressing area, which is a well-appointed space, fitted with a range of Matthew Marsden furniture incorporating shoe rack, shelving and a vanity with marble countertop and illuminated mirror.



The lavish en suite has a full-length picture window allowing natural light to filter through onto the earth toned porcelain floor – with electric underfloor heating - and wall tiling forming the backdrop to the Villeroy & Boch white suite comprising a stand-alone slipper bath, his and hers wash basins atop a hand painted cabinet with illuminated mirrors over, a glass walk-in shower, and a back-to-wall w.c.

The second bedroom is arranged with double doors opening onto a Juliet balcony, showcasing the surrounding scenery. Flanking the bedspace, one door reveals a well-appointed walk-in wardrobe, complete with a blend of hanging space, shelving, and drawers, some finished with mirrored fronts.



Flanking the bedspace, one door reveals a well-appointed walk-in wardrobe, complete with a blend of hanging space, shelving, and drawers, some finished with mirrored fronts. The other leads to a stylish three-piece en suite, featuring a walk-in shower with glazed screen to the side, vanity wash basin, and back-to-wall w.c. This is finished in an elegant Charleston Grey panelling complemented by white marble tiling for a sleek, contemporary feel.



Bedrooms three and four are equally impressive, each benefitting from sliding doors opening onto a tiled balcony with a glazed balustrade and steps leading down to the garden.



Bedroom three has the added addition of a home office, fitted behind a set of double doors, with a Pippy oak desk and power, offering an ideal space for work. Both rooms are generously sized and include fitted wardrobes and television points, along with their own en suite facilities. The en suite to bedroom three is fully tiled in grey with a wet-room style shower with additional hand shower and glazed screen to the side, a vanity wash basin with mirrored splashback, chrome heated towel rail, and Velux windows complete the space, introducing an abundance of natural light.



Bedroom four's en suite offers a neutral palette, enhanced by a feature stone wall forming a striking backdrop to the walk-in wet-room shower. This is complemented by a vanity wash basin, close-coupled w.c., chrome heated towel rail, and a rose-tinted mirror beneath a Velux window, creating a sophisticated finish.



The art of the garden 'room'...

The gardens and grounds at The Stables are a truly standout feature. Extending to approximately 4.3 acres, they have been landscaped to offer a series of beautifully

composed outdoor “rooms”, from intimate, sheltered retreats to expansive lawn areas. Rich with character, the setting incorporates areas of woodland, tranquil water features and a thoughtfully designed pond. Complementing the grounds are a detached car port, store, external w.c. and attached snooker room, enhancing both practicality and lifestyle appeal.

The Victorian Garden room...

The Victorian Garden ‘room’ holds decorative stone paving and is framed by low brick walls with planted borders blooming against the brickwork. Gentle steps rise to a secluded seating area in the corner, perfectly sheltered beneath a charming wrought iron domed arbour. At its heart, a graceful water fountain provides a soothing focal point as a stone archway, complete with stained glass detailing and wall lighting, offers a striking transition into the next garden room.



The Living Garden room...

Beyond, the Living Garden unfolds, where a gravel pathway meanders through beautifully stocked borders designed to provide year-round colour and interest, all enclosed by mature hedging for privacy. A fragrant lavender border encircles the breeze house, complete with curved seating, wall lighting, and timber decking underfoot. This section of the garden is predominantly laid to lawn, interspersed with thoughtfully positioned patio areas, ideal for both quiet enjoyment and al fresco dining. The terrace continues seamlessly around the property, leading to a secluded ground floor covered sun terrace which is equipped with electrical sockets and a log store. To the side, steps rise to the first-floor balcony which takes full advantage of the breathtaking views.



The River Room...

The River 'room' is to be found at the rear of the garden, set slightly below the living garden 'room' and nestled alongside the water's edge. Enclosed by stone walls with stained glass insets, this sheltered and private retreat creates the perfect place to gather and melt marshmallows around the firepit whilst enjoying the gentle sound of the adjacent river. An attractive white post-and-rail continues to border the area.



The coppice...

A stone humpback bridge gently carries you over a peaceful stream, leading to a secluded seating area nestled within planted woodland, consisting of a variety of specimen trees, including pine and cherry blossoms, beginning to unfurl in the changing seasons. These young trees are carefully supported by a deep root irrigation system, with underground reservoirs ensuring their continued health and establishment. Adjacent, a thoughtfully designed waterfall feature cascades into a tranquil, man-made pond, edged with natural stone rockery. From this point, an all-weather pathway begins forming a perimeter walk around the grounds, ideal for leisurely walks or a morning jog, surrounded by pasture.



The amenities continue at the front of the property, where a detached carport features a stone-flagged floor, overhead spotlighting and electrical sockets. A door leads through to the attached snooker room: a superb entertaining space where a run of front-facing windows floods the room with natural light, complemented by a combination of pendant and recessed downlighting. The space is finished with a fitted cupboard to the side and dedicated television point.



Positioned to the rear of the carport is both a cloak and storeroom. The first is neatly appointed with a two-piece suite, comprising a wall-mounted wash basin and close-coupled w.c. and central light above. The second provides a useful space for storage which is well-lit and easily accessible.

Adjacent, a substantial timber outbuilding offers additional versatile storage, complete with fluorescent strip lighting and framed by mature laurel hedging. A gravelled pathway leads to a discreet bin store at the front of the property, and a pedestrian gate offers convenient external access.



On your doorstep...

Situated on the edge of the highly sought-after village of Croston, the property enjoys access to one of Lancashire's most picturesque and desirable settings. Renowned for its chocolate-box charm, Croston is characterised by cobbled streets, its Grade II listed church, period cottages and the meandering River Yarrow, creating an idyllic village atmosphere steeped in heritage.



At its heart, a vibrant yet refined community offers an excellent selection of independent boutiques, artisan cafés, and acclaimed public houses and restaurants in the village centre. Well-regarded schools are in close proximity and convenient transport links such as Croston Railway station offer direct services to Preston with onward connections to the West Coast Main Line, enabling efficient travel to London and beyond.



For road users, the nearby A59, M61 and M6 motorway network provide swift access across the region, linking seamlessly to Manchester, Liverpool and the wider Northwest. For international travel, both Manchester Airport and Liverpool John Lennon Airport are within comfortable reach, offering a wide range of domestic and global destinations. Altogether, the location strikes a perfect balance between peaceful countryside living and excellent connectivity.

The vendor welcomes viewings by appointment through Maria B Evans Estate Agents and wishes to advise there is no onward chain.

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is B

The Council Tax Band is H

The property is served by mains drainage

The property is alarmed and has CCTV

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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