

Maria B Evans Estate Agents Limited

Earlswood Moss Lane, Wrightington, WN6 9PF

Offers in the region of £1,350,000



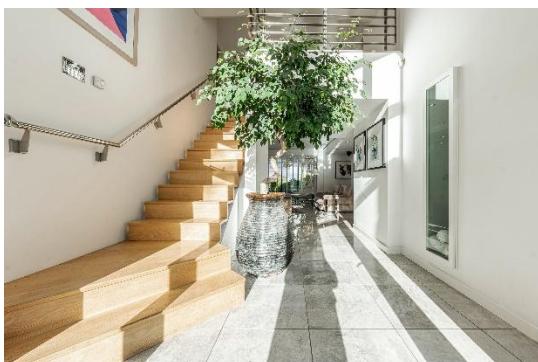
- Spectacular three-bedroom detached residence
- Rural yet accessible location with well-connected transport links
- Wonderful, mature gardens to the front and rear
- Full-length bay windows throughout
- Stunning entrance hallway
- Elegant reception with wiring for a sound system
- Well-appointed kitchen with dining area
- A further formal dining space enjoying spectacular views
- Contemporary glass walkway to the second part of the home
- Spacious, versatile room with mezzanine platform and log burner
- Two double bedrooms and a four-piece suite to the first floor
- Underfloor heating throughout
- Surrounded by serene, well-manicured gardens
- Ample parking to the front and side

One of a kind...

A residence of striking individuality, Earlswood welcomes you into exceptional spaces shaped by innovative design. Upon entrance, the character of the property is unmistakeable with spectacular finishes crafted to imprint a lasting impression. A stunning blend of architectural vision and modern luxury, some standout features of this home include a stunning glass walkway leading to a generously proportioned room with mezzanine platform and log burner, apex bay windows and indulgent, spa-inspired suites. Combining a wow-factor design with warm, liveable spaces, this is a home that offers something truly unparalleled.

First impressions count...

The entrance to Earlswood immediately sets the tone for what lies beyond, providing a statement of light, space and contemporary elegance. Full height glazed windows allow natural light to cascade throughout, beautifully complemented by a striking drop pendant suspended from the vaulted ceiling. A floating oak staircase rises gracefully to the first floor, while porcelain-tiled flooring leads to the first reception space.



Staying in...

Designed for relaxation, this inviting room offers the perfect setting for evenings in. A media wall with a television point and integrated wiring for a surround sound system forms the focal point, complemented by a bespoke oak shelving below. Pelmet lighting both frames and enhances the ambience of the area, whilst a full-length bay window emphasises the far-reaching views to the front.



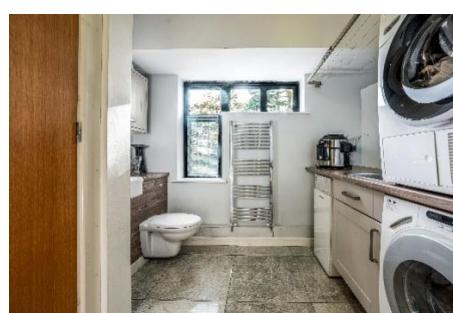
A feature floating wall subtly defines this area from the formal dining room, maintaining a connection ideal for entertaining. This space enjoys beautiful front-facing views and is enhanced by recessed downlighting and a statement pendant, creating both warmth and sophistication.



Continuing into the kitchen and informal dining area, the space is expertly appointed with sleek white wall and base units, offering ample storage and a full range of integrated appliances. These include a dishwasher, double oven and grill, microwave, and three-point induction hob with extractor above. The central island provides both an inset sink unit and breakfast bar seating, perfect for relaxed dining or social gatherings. An engineered wood flooring with a porcelain-tiled border connects the kitchen and dining spaces together. The dining area is situated in front of a full-length bay window with sliding patio doors opening effortlessly to the rear garden. Overhead, the vaulted ceiling is completed with pendant lighting and a television point.



The ground floor cloakroom is appointed with a two-piece suite, including a back-to-wall w.c. and inset wash hand basin, complemented by a chrome heated towel rail and wall-mounted units providing ample storage. The room also houses the boiler and has plumbing for two washing machines.



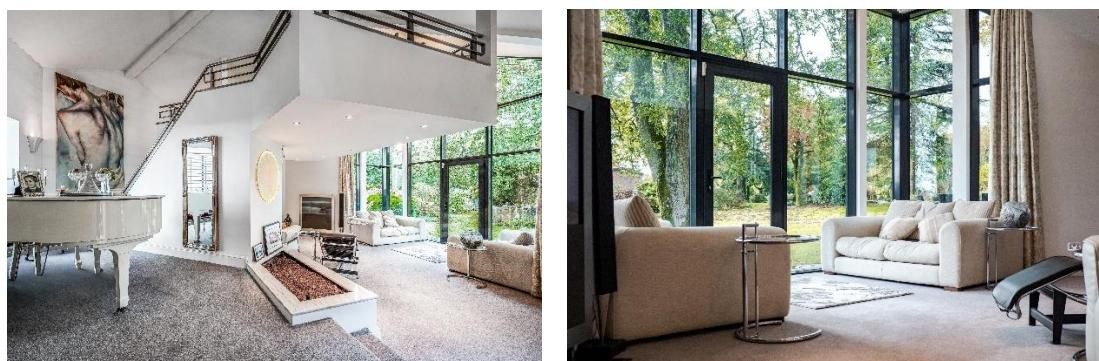
Bridging the light...

The striking glass walkway is complete with tiled flooring and extends from the dining room into the second reception and also has a door to the front garden.

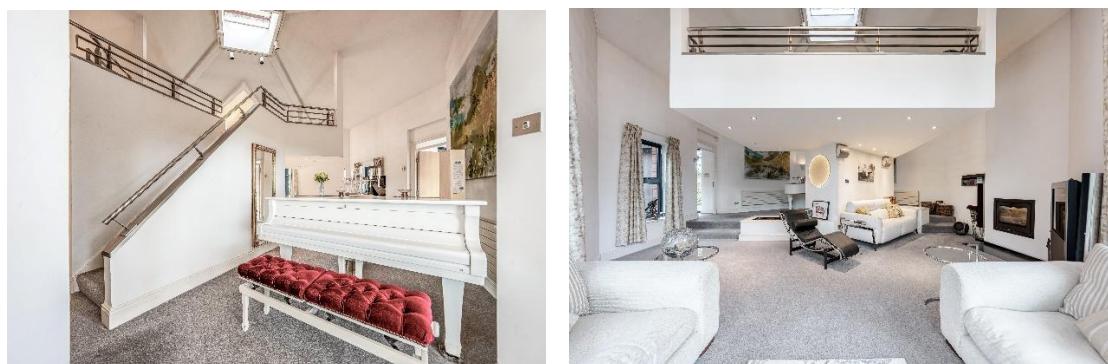


A room is a room until...

It is given a purpose. This extraordinary room spans boasts a split-level design with steps down to a seating area centred around a log burner with granite hearth and a television point to the side, creating a cosy, intimate area. An apex bay window frames the captivating rear garden views beyond, offering a further seating area, and an additional front-facing bay enhances the natural light within the space.



The most striking feature of the room is the staircase ascending to a mezzanine platform within its centre. This is finished with low-level railings and a pitched roof. Flexible in its layout, this impressive space could serve as a master bedroom, family room or perfect annex/ guest suite.



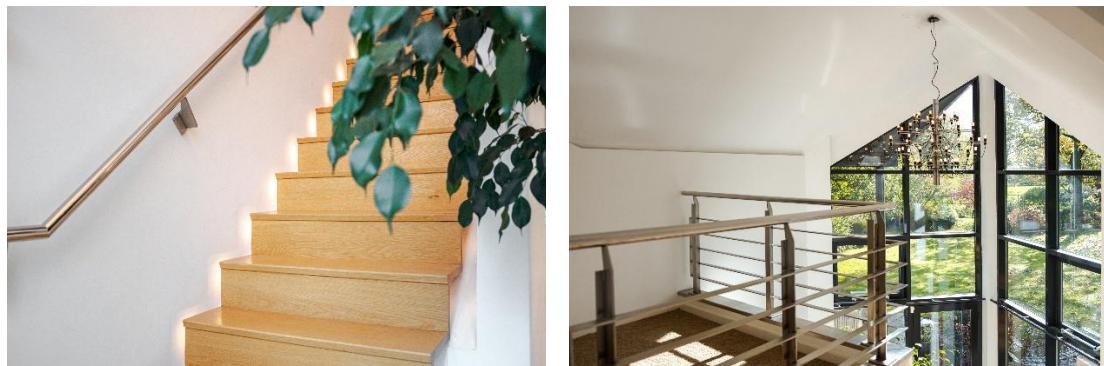
Spectacular suites...

The master suite is situated on the ground floor and benefits from a dual aspect, enjoying peaceful views of the front garden. Generously proportioned, the space is fitted with a television point, recessed downlights and wall lights to either side of the bedspace, creating an option for softer, ambient lighting.



The master en suite exudes spa-inspired luxury, featuring a sumptuous four-piece, fully tiled suite. An opulent jacuzzi bathtub is complemented by a separate shower with monsoon head and sliding glass doors to enclose. The suite is finished with a back-to-wall w.c. and floating wash hand basin, sat atop of a rustic-look wooden vanity.

The oak staircase underlit with fibre optic lighting rises elegantly to the first floor, upon which a spacious landing grants access to two further bedrooms and a stunning four-piece bathroom.



Both bedrooms are good-sized double rooms, naturally illuminated by Velux windows and supplemented by recessed downlights.

Serving these bedrooms is a four-piece family bathroom. A tiling is laid to the floor whilst warm, oak panelling to the walls softens the suite which is equipped with wall-mounted units, offering ample storage, a back-to-wall w.c. and contemporary vanity wash basin. The focal point is a Victoria & Albert freestanding bath, perfectly positioned within an apex bay window and taking full advantage of the breathtaking, far-reaching views. A centrally placed shower enclosed by glazed doors and finished with a monsoon shower head.



Green and serene...

The gardens surrounding the property form a natural extension of the home: beautifully landscaped and thoughtfully designed to create a sense of tranquillity. A paved terrace flows directly from the rear of the house, blending the outdoor with the in, and offering a perfect setting for al fresco dining and entertaining.



The garden has been artfully divided by mature hedging into a series of private areas, with a vibrant and manicured lawn spanning across the whole of the space, framed by abundant, well-stocked borders bursting with seasonal colour. Amongst the greenery, a delightful arbour with seating beneath sits gracefully against a curved brick wall providing shelter and seclusion beside an ornamental pond. To one side, a brick-built log store rests amongst a flurry of hydrangeas, whilst further up, a timber summerhouse offers storage. At the heart of the garden, a second pond edged with reeds and a characterful humped bridge adds both depth and charm to this idyllic outdoor sanctuary.



To the front, the garden is equally captivating, with lawns bordered by laurels and sheltered by conifers ensuring privacy. A gravelled driveway offers generous parking to the side of the property, bordered by a stone wall and gate posts and supplemented by a further Tarmacadam drive to the front accessed via an iron gate. Modifications to the driveway can be made with further negotiations.



Viewing is strictly by appointment through Maria B Evans Estate Agents

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

The EPC rating is D

The Council Tax Band is F

The property is served by septic tank

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.