



Maria B Evans Estate Agents Limited

Fisher House Farm, Back Lane, Charnock Richard PR7 5JT

Offers in the region of £595,000



- Grade II Listed, detached cottage in Charnock Richard
- Set in a third of an acre of secluded gardens
- Well-appointed shaker-style kitchen-dining room
- Spacious reception with wood burning stove
- Ground floor utility area and two-piece cloakroom
- Exposed beams and stone mullion windows throughout
- Generously proportioned master suite with vaulted ceiling
- Four-piece, fully tiled en suite bathroom
- Second bedroom with three-piece en suite shower room
- Meticulously maintained gardens with Edwardian summerhouse
- Pink sandstone detached double garage with power and light
- Warmed by electric heating with traditional-style radiators
- Rural location and surroundings but remaining close to local amenities

Dating back to the 18th century, with surviving elements believed to originate from the 17th century, this exceptional Grade II Listed cottage was sympathetically restored from ruin in 2009. Constructed of a distinctive pink sandstone, the property is rich in period character with features including stone mullioned windows and exposed ceiling beams throughout. Whilst celebrating its historic origins, the cottage has been thoughtfully adapted to suit modern living. The beautifully appointed accommodation comprises a Shaker-style dining kitchen, a generous, triple-aspect reception with a wood-burning stove, a utility space and cloakroom to the ground floor. Upstairs, the well-proportioned master suite benefits from a four-piece en suite, whilst the second room enjoys a three-piece shower room. Surrounded by beautifully maintained gardens offering a wonderful sense of peace and privacy, the property is further complemented by a charming, Edwardian-style summerhouse, a substantial detached double garage, constructed in matching pink sandstone to complement the cottage and ample parking.

Behind the picket fence...

Fisher House Farm is discreetly positioned behind a neat picket fence and is approached through a charming arbour-framed gate which opens onto a lawned area, cut by two stone-flagged pathways leading to the front door.



The welcoming entrance hallway features a travertine flagged floor and incorporates sliding doors to one side which cleverly disguise access to utility-style storage, discreetly housing plumbing for an automatic washing machine, the boiler and space for electrical appliances.



Home for tea...

An oak door with an etched glazed inset leads through to the breakfast kitchen, a generous and characterful space continuing the travertine flooring. The kitchen is fitted with an extensive range of cream shaker-style wall and base units complemented by tan-speckled granite work surfaces and tiled splashbacks. A six-ring Rangemaster cooker is set within a brick-built recess with sandstone lintel above, alongside an integrated dishwasher and porcelain Belfast sink which is positioned beneath stone mullion windows to the front elevation, with a further matching window overlooking the rear. The room is well appointed for dining, with additional features including exposed ceiling beams, recessed downlighting and space for a freestanding fridge/freezer. A tongue-and-groove door provides access to understairs storage, whilst a stained-glass stable door opens to the rear garden.



Light the fire and stay awhile...

Across the hallway, the well-proportioned, triple-aspect reception room is finished with oak flooring and enhanced by exposed beams and wall lighting. A focal wood-burning stove is set within a brick chimney breast with oak mantle and hearth, creating a warm and inviting living space. A door with glazed insets opens directly onto the rear garden.

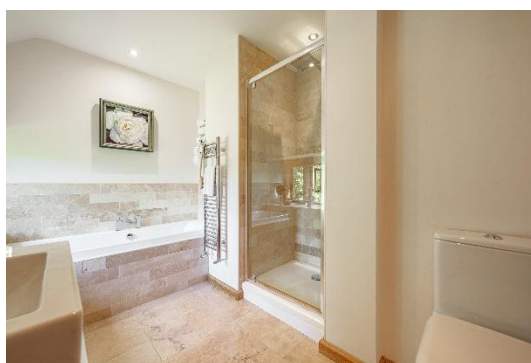


Completing the ground floor is a cloakroom, equipped with a back-to-wall w.c. and vanity wash hand basin, with neutral tiling to splash areas, a front-facing window, extractor fan and pendant lighting.

Restful retreats...

Rising to the first floor, natural light filters through a skylight above the landing, where more exposed beams continue the home's characterful theme. There is access to both en-suite bedrooms from here.

The principal bedroom is a tranquil, dual-aspect retreat enjoying views to both the front and rear. A striking vaulted ceiling with exposed beams and a pendant light completes the space, while the room itself can comfortably accommodate a range of furnishings. The en suite is well appointed, featuring a panelled bath alongside a separate shower with glazed door and monsoon head, a vanity wash hand basin and close-coupled w.c. Finished with tiling to splash areas, recessed downlighting and a chrome heated towel rail.



The second bedroom is also a well-proportioned double, with a front-facing window, double doors opening to integrated storage and its own en suite. This comprises a corner shower with glazed sliding doors, vanity wash hand basin and close-coupled w.c., complemented again by neutral tiling, a chrome heated towel rail, shaving point, extractor fan, rear-facing window and access to the loft space.



Down the garden path...

The rear garden creates a handsome first impression offering entrance through double timber gates, which open onto a sweeping shale driveway and are framed by an attractive low brick wall topped with traditional black iron railings. The generous driveway provides ample parking for several vehicles, with well-maintained lawns extending to either side. A delightful south-facing lawn is intersected by pathways leading to the patio areas ideal for al fresco dining and the rear entrance of the property.



The substantial detached double garage is constructed in pink sandstone to harmonise beautifully with the property. Featuring two up-and-over doors, a painted concrete floor, power and lighting, it provides excellent storage and workshop potential. An adjoining patio area, complete with external lighting, offers an ideal spot for outdoor entertaining.



Adding further charm is a beautifully hand-painted Edwardian summerhouse with power and lighting. Thoughtfully designed to rotate and follow the sun—or provide welcome shade when preferred- it offers a truly unique and tranquil retreat in which to relax and enjoy the gardens.



Mature hedging and timber fencing provide secure, private boundaries, with two timber gates to either side of the cottage, one leading to a practical bin and log store, and the other providing direct access back to the front of the property. In addition to the garden, there is also a further pocket of land on the opposite side of the road offering space for further gardening opportunities or storage.



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 Council Tax Band is E

The property is served by a domestic treatment plant

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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