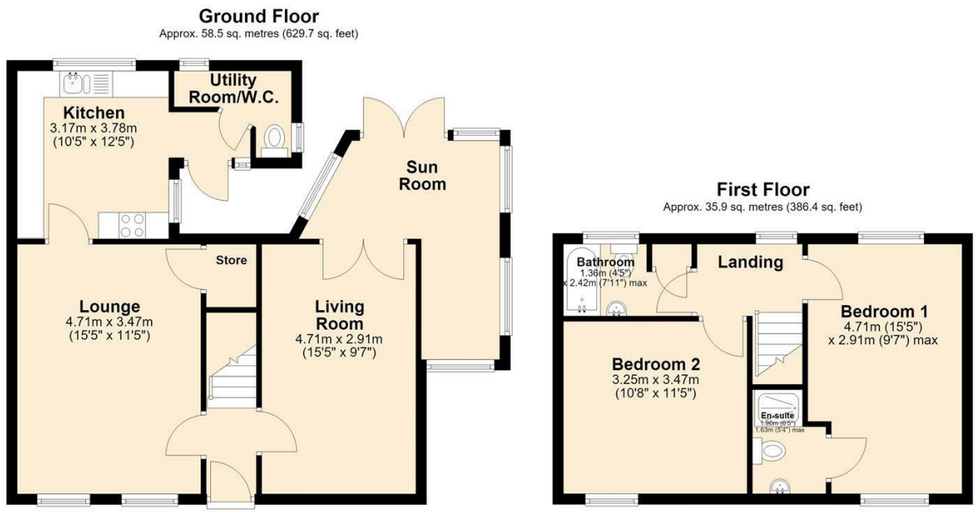
Road Map

Hybrid Map

Terrain Map

Floor Plan



Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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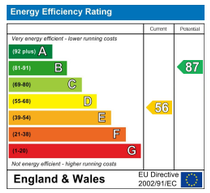
Energy Efficiency Graph



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Quakers Rest Blackpool Old Road

Little Eccleston, Preston, PR3 0YQ

Offers In The Region Of £465,000

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Introduction

A Charming Country Cottage with a Story to Tell
Tucked away in the heart of the highly sought-after village of Little Eccleston, this enchanting cottage is a truly special home, offering a rare combination of timeless charm, beautiful gardens and a wonderful sense of community.

Steeped in character and fondly renowned for its much-loved fundraising garden parties, the property has long been a place where memories are made. Its beautifully established gardens provide an exceptional backdrop for entertaining, whether hosting a summer gathering with friends, a special celebration or simply enjoying relaxed family occasions in peaceful surroundings.

Beyond the garden, the cottage enjoys an idyllic rural setting, with mature planting and an abundance of colour creating a private and welcoming outdoor sanctuary. Off-road parking adds further practicality, while excellent access to the motorway network makes this peaceful village location surprisingly convenient for commuting and exploring the surrounding area.

The nearby village community centre and parish church add to the sense of belonging that makes Little Eccleston so desirable, whilst local amenities remain within easy reach.

Combining the romance of country living with everyday convenience, this delightful cottage represents a wonderful opportunity to own a home with genuine character, beautiful surroundings and a story woven into the fabric of the local community.

Overview

Finished to the highest possible standard and lovingly restored, this house has everything. Two spacious reception rooms, a fully fitted kitchen, a sunroom, a downstairs cloakroom, WC and laundry to the ground floor.

Property Description

To the first floor are two generous double bedrooms, one with an ensuite and both with fitted furniture and a family bathroom.

On entering the property, you are greeted by a wide staircase leading to the first floor and oak doors leading to the reception rooms.

The first reception room is large, bright and airy with plenty of natural light coming in from the two windows. Stylish decoration and carpets, oak doors and designer light fittings give this room a classy feel. There is access to under stairs storage.

Leading from the first reception room is the fully fitted kitchen. As you enter the room, the large feature window looks over the magnificent garden. Light floods this room and the vibrant decor really brings this room to life. This well equipped kitchen comes with double ovens, a ceramic sink, solid work surfaces, space for a large fridge freezer and integrated microwave. The downstairs cloakroom, WC and laundry room are accessed from the kitchen.

The second reception room is laid out as a more formal sitting room with a beautiful stone fireplace and a more traditional style of decor. A pair of oak, glazed doors lead to the sunroom at the rear.

The sunroom is a light filled space with French doors leading to the rear garden. A stunning, oak LVT floor and large windows compliment this versatile space.

The master bedroom is dual aspect and has fitted furniture throughout. The ensuite is fully tiled and has a walk in shower, a wash hand basin and a WC. A storage unit and heated towel rail complete the look.

The second bedroom has generous proportions and also has fitted furniture. The window to the front provides plenty of natural light and there is access to the loft space from this room.

The family bathroom completes this floor. This fully tiled room has a bath and shower combination, a wash hand basin and WC, a heated towel rail and convenient storage cupboard.

Location

Situated in the heart of Little Eccleston, this beautiful property has a huge amount of curb appeal and is conveniently located for access to local amenities and transport links. The award winning Cartford Inn restaurant is located a short stroll away.

Further Information

Tenure - Freehold
EPC Rating - D
Council Tax Band - E - Fylde Borough Council

Lounge
15'5" x 11'4"

Living Room
15'5" x 9'6"

sun room

Kitchen
10'4" x 12'4"

Utility Room / WC

Bedroom 1
15'5" x 9'6"

En-Suite
6'5" x 5'4"

Bedroom 2
10'7" x 11'4"

Bathroom
4'5" x 7'11"