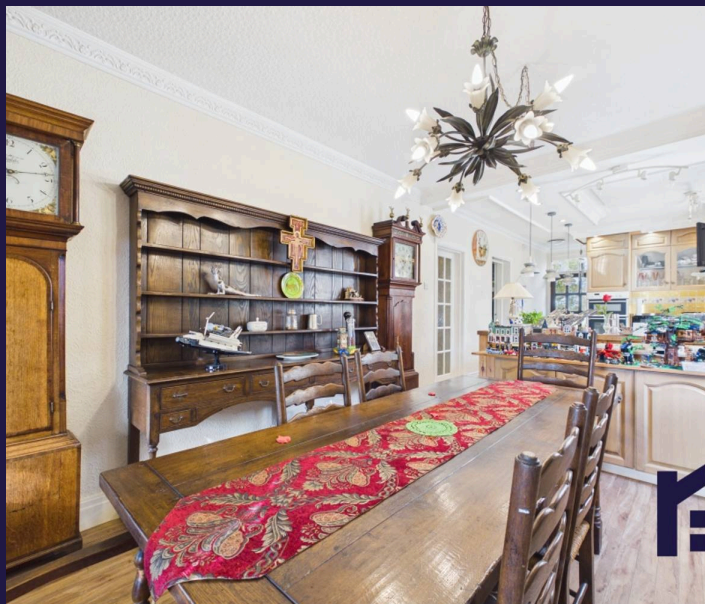


HOME  TRUTHS

Moor Road, Croston

PR26 9HP





Fabulous individual property dating back originally to 1895, brimming with provenance, character and charm, with beautiful open views to the rear and offering over 1,700 square feet of delightful accommodation. With three reception rooms, a generous private garden and wonderful period features, Bourne House represents a rare generational opportunity to acquire a truly individual home and is available with no upward chain. Bourne House has ample parking to the front, leading to the wisteria-clad main entrance. Step into the vestibule and from there to the welcoming hallway, where Karndean flooring runs through much of the ground floor. A mezzanine level houses the cloakroom, comprising wc and wash hand basin. Reception one is a beautifully proportioned bay-fronted room with multifuel stove set within an attractive Adam-style surround. Reception two, positioned to the rear, also benefits from a multifuel stove, together with a rear bay overlooking the gorgeous garden and open countryside beyond. Reception three is also to the rear and currently enjoys life as a music room, whilst housing the central heating boiler. Completing the ground floor is the heart of the home, providing plenty of space for both dining and comfortable furniture, with the kitchen comprising a range of wall and base units and space, power and plumbing for appliances. A separate utility room to the rear provides useful additional space. Step outside into the private and beautifully stocked rear garden, where a sun terrace and decked area beneath a wisteria-covered pergola provide wonderful places to sit and enjoy the surroundings. Beyond lies a generous lawn, mature trees and established shrubs including monkey puzzle,

deodar and Eleagnus pungens, together with low hedging framing the long and beautiful views over open countryside. A useful workshop with power and lighting completes the garden. Back inside, stairs rise to the first-floor landing. The principal bedroom is positioned to the front and benefits from a wash hand basin and electric shower in cubicle. Bedroom two enjoys those delightful open views to the rear, whilst bedroom three is also a comfortable double. Completing the accommodation, the elegant bathroom is a particularly charming space, featuring a freestanding claw-foot slipper bath, rainfall mixer shower in cubicle, bidet, wc, wash hand basin and ladder-style heated towel rail. Offering exceptional character, generous accommodation, three reception rooms, a beautiful established garden and stunning open views, Bourne House is a truly special property with a story to tell and an opportunity rarely found in the market.



HOME  TRUTHS

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Floor 1



Floor 2

Approximate total area⁽¹⁾
 160.2 m²
 1725 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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