



Euxton Hall Mews, Euxton

PR7 6QE





Brimming with character and period charm, this delightful Grade II listed cottage showcases beautiful rose-pink sandstone, exposed beams and original features throughout. Offering three double bedrooms and just under 1,000 square feet of accommodation, it occupies a peaceful and highly sought-after position within an attractive development of just nine homes. Stroll through the beautifully maintained communal gardens to the main entrance and step into the vestibule, where parquet flooring flows seamlessly into the welcoming hallway. The living room is a wonderfully inviting space with ample room for both dining and comfortable seating, overlooking the garden and benefiting from an inset gas fire, creating a warm and cosy atmosphere. To the rear, the breakfast kitchen combines character with practicality and comprises a range of wall and base units with solid wood doors and drawer fronts, complemented by granite work surfaces, an etched drainer and a central island with breakfast bar. Integrated appliances include an electric hob, oven, microwave, washing machine, dishwasher, refrigerator and freezer. Step outside into the private courtyard garden, a peaceful retreat designed for relaxation and entertaining. Surrounded by attractive planting and regularly visited by a variety of garden birds, it is a wonderful place to unwind. A useful storage shed and off-road parking for two vehicles complete the external accommodation. Back inside, stairs rise to the first-floor landing where the principal bedroom enjoys lovely views over the garden and an abundance of natural light. Bedroom two is also a generous double, whilst the stylish family bathroom comprises a bath, wash hand basin, wc and ladder heated towel rail.

A second staircase with charming mezzanine landing leads to the second floor, where bedroom three provides a spacious and versatile retreat, served by a second bathroom comprising an electric shower in cubicle, wc and wash hand basin set within a vanity unit. This unique cottage perfectly combines period character with modern comfort and could well be your perfect home.

- Gorgeous Grade II cottage
- Three double bedrooms
- Period features and exposed beams
- Virtual tour
- One of only nine bespoke properties
- Designated parking spaces

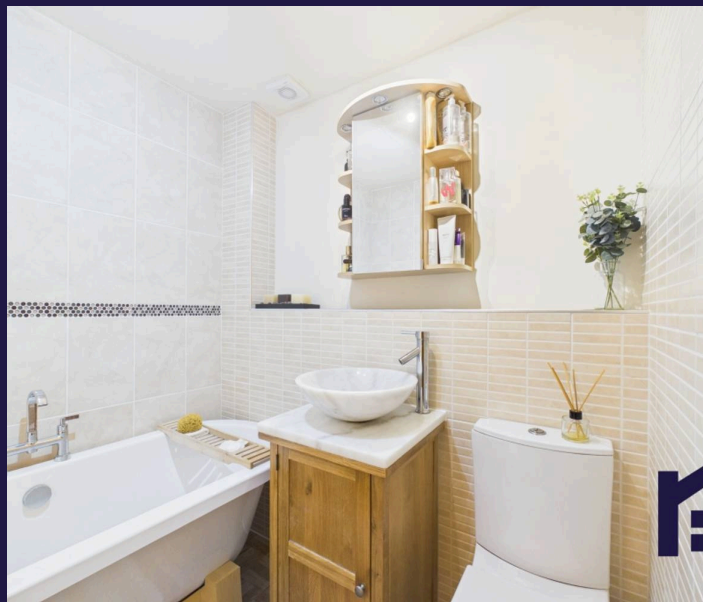


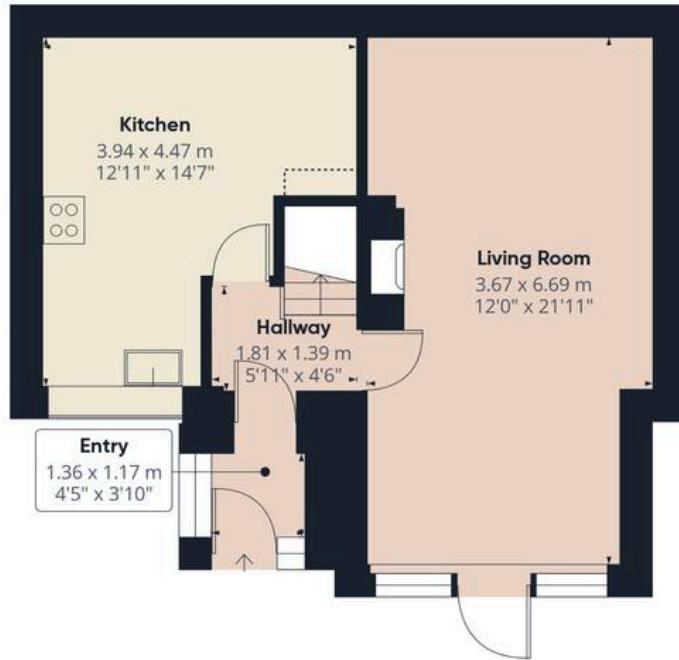
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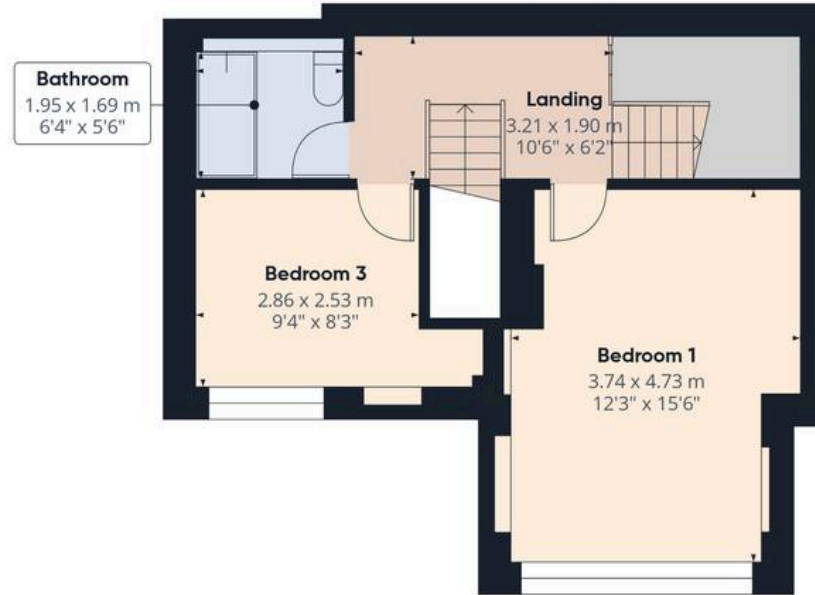
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Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

98.9 m²

1064 ft²

Reduced headroom

4.3 m²

46 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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