



## Maria B Evans Estate Agents Limited

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**Rose Cottage, Sheep Hill Lane, Clayton le Woods, PR6 7ER**

**Offers in the region of £355,000**



- Charming, two-bedroom character cottage in Clayton le Woods
- Good-sized gardens to the front and rear
- Spacious reception room with characterful beams
- Dining room with stone flagged floor
- Well-appointed kitchen with integrated appliances and boot room
- Generously sized master bedroom
- Second single-sized bedroom
- Both serviced by a three-piece bathroom
- South-facing garden laid to lawn and patio areas
- Detached, stone-built single garage
- Off-road parking for up to three vehicles
- Ideal, semi-rural location with easy access to local amenities

A truly charming character home, Rose Cottage is ideally situated in a prime location benefitting from peaceful, semi-rural aspects, yet remaining close to local amenities and schools. The cottage is positioned on a good-sized plot with gardens to the front, side and rear incorporating a detached single garage and much space for alfresco dining. Inside, two bedrooms, a family bathroom, cosy reception, kitchen and dining room offers great accommodation.

### **Hearth and home...**

Approached via a quaint frontage, Rose Cottage comes into view over a low timber fence with mature hedging to either side sheltering the front garden from the road. A stone-flagged pathway flanked by lawn guides to the front door which is inset with opaque glazing.

### **Cosy corners and warm spaces await...**

Stepping inside, this home first welcomes with the cosy yet spacious reception room. A staircase to the left rises to the first floor, while wood-effect flooring, wall lighting and recessed downlights create a warm, ambient glow. Characterful exposed beams add to the charm, complemented by a central brick feature with a stone surround. A useful fitted cupboard houses some meters, and a window to the front allows natural light to flow in.



A small step-up from here leads into the kitchen, which continues the same flooring and benefits from recessed lighting throughout. The space is appointed with an extensive range of cream wall and base units, paired with wood-effect worktops and a white tiled splashback. Integrated appliances include a gas hob with extractor over, double oven and grill, and a stainless-steel sink with etched drainer. The kitchen also includes utilities with plumbing for a washing machine and space for a tumble dryer, along with space for informal dining. Windows to the rear and side, along with an external door to the rear complete the space.



An archway leads through to a convenient boot room with an external door to the front and coat hooks offering a useful space to kick off muddy boots and remove coats. This area also houses the boiler, offers additional storage and includes space for a refrigerator/ freezer.

A latched oak door opens into the dining room, another characterful space featuring original stone flooring, exposed beams overhead, and a central pendant light. A radiator warms the space whilst two windows are positioned along the back wall and overlook the neighbouring garden.



### **Sweet dreams...**

Stairs rise to the first floor, where two bedrooms and a family bathroom offer cosy and relaxing spaces. The principal bedroom is generously sized and benefits from both double doors opening to integrated storage and two open-fronted recessed areas, providing ample storage and maintaining a sense of space within the room. It is well lit with both pendant and wall lighting, as well as a window to the front. A wall-mounted television point is positioned opposite the bed space for convenience.



The second bedroom is a comfortable single room, featuring a window to the rear and a central pendant light.



### Soaking it all up...

Completing the first-floor accommodation is a well-appointed three-piece family bathroom. Fully tiled, it features grey flooring complemented by white wall tiles, a P-shaped bath with a glazed screen and monsoon-style shower overhead with an additional handheld attachment, a wall-mounted wash hand basin, and a close-coupled w.c. An opaque window provides natural light while maintaining privacy, and a chrome heated towel rail adds the finishing touch.



### Through the garden gate...

Double gates open onto a shale driveway, flanked by lawned areas on either side, which provide off-road parking for up to three vehicles. The driveway leads to a detached, stone-built single garage, with a concrete hardstanding to the front. To the

side of the garage, there is additional space ideal for bin storage or the potential to accommodate a storage shed.



A stone pathway continues around to the rear, where a timber gate opens into the enclosed, south-facing garden. This attractive outdoor space features two patio areas, one of which is slightly raised, creating the perfect setting for al fresco dining and outdoor furniture. Beyond, a well-kept lawn is bordered by timber fencing and mature hedging to maintain the privacy of the garden.



### Round and about...

Enjoy the best of both worlds, with a peaceful, nature-rich setting located just minutes from a wide range of everyday amenities. Local supermarkets, including Asda and Lidl, are conveniently close by, ensuring day-to-day shopping is both quick and accessible.

The area is particularly well-suited to families, with a selection of well-regarded schools nearby, including Clayton-le-Woods Church of England Primary School and Saint Michael's High School, along with further education at Runshaw College. For commuters, the location is exceptionally well connected, with excellent access to major motorway links including the M61 motorway, providing straightforward routes to Manchester, Preston, and beyond. Rail connections are equally convenient, with Bamber Bridge and Chorley railway station both within easy reach.

A wider range of shopping, leisure, cafés, pubs, and restaurants can also be found within easy reach and enjoyed in nearby centres such as Chorley, Buckshaw Village, Leyland, and Whittle-le-Woods- the latter also offering access to the well-regarded Shaw Hill golf course. **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 EPC rating is TBC**

**The Council Tax Band is C**

**The property is served by mains drainage**

**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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