Claves.



Dewhurst Court

Egerton, BL7 9XJ

£595,000

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The Coach House is a substantial detached property that is rich in character with a convenient village position and countryside on the doorstep. The house is set over three floors and comprises a spacious porch, grand entrance hall, modern kitchen, two sitting rooms, a dining room, downstairs WC, five good-sized bedrooms with an en-suite to the master, family bathroom, and home office. Externally is a secluded garden, private parking for three cars, an outbuilding which provides a garden studio, sheltered hot tub area, and an integrated storage room. With over 2,300 sq ft of internal space, its well-connected location in Egerton, within walking distance to village amenities and schools, this highly unique property is a fantastic choice for family life.







Character & Upgrades

The stone construction and individual architecture of this property give it plenty of character before you even step inside. Once inside, a great variety of period features bring an abundance of character too, from log burners and exposed stone walls to restored stained glass, original parquet flooring, and a brilliant staircase that ascends from the entrance hall to the second floor.

Despite its rich character and period heritage, the current owners have invested in several upgrades in recent years, including two sets of aluminium bifold doors, modern cast iron feature radiators, new windows with triple glazing, a high-quality, modern integrated kitchen, a new boiler and fuse board in 2024, and a full loft conversion with a completely new roof rebuild that was done approximately 9 years ago.

Ground Floor

The ground floor living space at The Coach House is very generous and highly practical for family life. With three reception rooms and a large kitchen there's an abundance of space for all.

The spacious porch with recently installed front door and window surrounds welcomes you inside and offers lots of space for keeping shoes and other bits and bobs tidy and out of the way. It opens onto the grand entrance hall which is a substantial room in itself. Beautiful, original parquet flooring complements wooden wall panelling in the hallway, which matches the feature staircase and creates an impressive, characterful first impression. On a practical note, the entrance hall also features a downstairs WC, storage room, and additional storage under the stairs.

To the right of the hall, the contemporary kitchen that was installed in 2023 gives ample space for the largest of families, with a great amount of cupboard and worktop space, and ample space for a large dining/breakfast table in the centre of the room. The finish is stylish and modern yet sensitive to the property's character. It has a premium quality with granite worktops, dark oak herringbone floor, and a range of integrated appliances, including a Bosch microwave, dishwasher, fridge-freezer, wine cooler, an inset Caple sink with chrome mixer tap, plus a Rangemaster cooker with multiple ovens, induction hob, and matching extractor hood. There is also external access via a Rock door, which gives easy access to the bins at the side of the house.

Back through the hall and three generous reception rooms lie on the other side. The first on your right is the dining room, which boasts a stunning and very rare window with artistic stained glass and original stone surrounds which complement the exposed stone wall. This room would make for a fabulous dinner party and for hosting the family on Christmas day, though due to the kitchen being big enough for a large dining table, this room is versatile in function and could alternatively be used as a playroom or large ground floor home office.

There are two sitting rooms situated in the single storey aspect of the property, which give plenty of room and further flexibility for family life. Both these rooms feature multifuel burners and bifold doors with integrated blinds that open onto the garden, providing a blend of cosy countryside character for cold wintery days, and desirable indoor-outdoor living through the warmer summer months. The first sitting room is a huge 27.6 sq m and serves as the main lounge, with an imposing stone fireplace and another exposed stone wall. The smaller sitting room works well as a second lounge or hobby room.

First Floor

On the first floor is the master bedroom which is a generous double with a large character window and airy feel. It also features a three-piece en-suite with walk-in shower, wash basin and WC, which is well-presented and offers the opportunity for modernisation if desired.

Two further bedrooms on the first floor are both complete with fitted wardrobes, and the recently renovated family bathroom includes a large walk-in shower, double-width wall-mounted vanity basin, WC, textured feature tiling, and wall-mounted mirrored storage units with inset lighting.

Second Floor

Continuing up the bespoke wooden staircase, the second floor ascends into the roof space with sloped ceilings and Velux windows in each of the three rooms on this floor. Two of the rooms on this level are well-proportioned double bedrooms, one of which benefits from fully fitted wardrobes and scenic views toward Winter Hill. The third room on this floor is currently used as a small home office, though it holds excellent potential as a shower room for the second-floor bedrooms for those who wish to invest in the work.

Outside Space

The outside space at The Coach House is relatively easy maintenance, making it a suitable choice for buyers who want enough room to sit out and enjoy summer days without the need for lots of upkeep. An artificial lawn is bordered by mature beds, shrubs, and small trees, with a stone paved patio area surrounding it, which doubles as the garden path to the front door.

At the bottom of the garden, the paved area extends to the outbuilding with another secluded seating area adjacent to the sheltered hot tub space. The studio/summerhouse within the modern composite outbuilding is insulated with power and lighting, making it suitable for a variety of uses.

As well as the storage area within the outbuilding, there is a shed to the rear of the property.

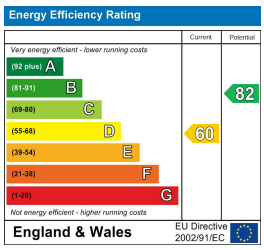
Area Map

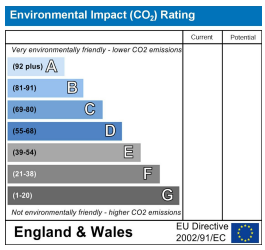


Floor Plans



Energy Efficiency Graph





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