REDPATH LEACH

ESTATE AGENTS

# RAILWAY ROAD, ADLINGTON

O/O £310,000

## FEATURES

- Two Bed Link-Detached Cottage
- Convenient Central Village Location
- Stunning Standard of Presentation
- Brimming with Charm & Character
- Two Generous Reception Rooms
- Stylish Three-Piece Shower Room
- Beautiful South-Facing Rear Garden

Railway Road, Adlington

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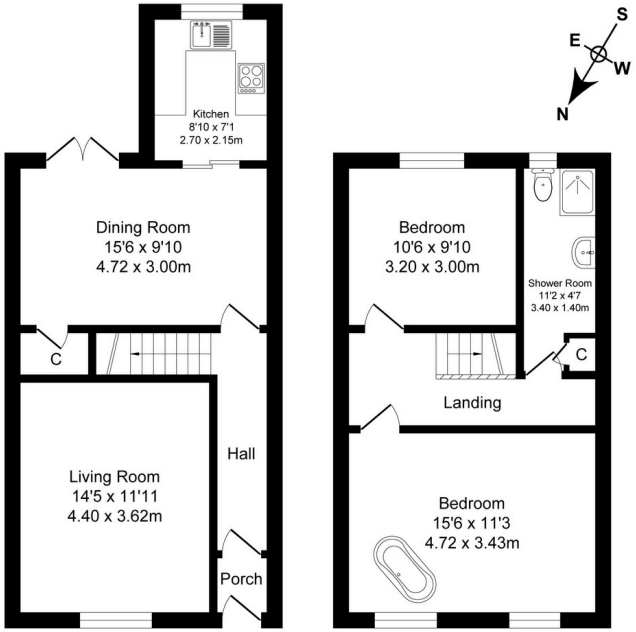
# Total Approx. Floor Area 926 Sq.ft. (86 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.




Ground Floor

Approx. Floor Area 495 Sq.Ft (46 Sq.M.)

First Floor

Approx. Floor Area 431 Sq.Ft (40 Sq.M.)

NB: In accordance with Section 21 of the Estate Agent Act 1979, we hereby disclose to all relevant parties that a connected person has a personal interest in the sale of this property.

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Nestled at the heart of the delightful village of Adlington, this beautiful stone-built, link-detached cottage has no doubt been cast many wistful glances from admiring passers-by, its chocolate box exterior exuding character and charm from every crevice of its rustic faÇade. Beauty here is more than skin deep, however, with our clients having poured their heart and soul into lovingly maintaining and improving this historic home to a quite stunning level of presentation, which simply oozes style, personality and sophistication. Having been a real labour of love, it is plain to see the exacting standards and keen eye for detail which have been applied throughout every inch of the property, and it is this care and affection which has ensured that a wonderful feeling of nostalgia and tradition has been retained, enveloping one's heart from the first step across the threshold. Considerable building works have been undertaken, as well as bountiful aesthetic enhancements, with our clients' considered selection of fixtures, fittings and décor resulting in the creation of a supremely elegant and tasteful residence, offering all the modern appointments required in the 21st century, whilst blending seamlessly and sympathetically with those delightful character features one would expect of a home of this era, including gorgeous fireplaces, decorative plasterwork and picture rails to name but a few.

As its charming name suggests, 'Memorial Cottage' lies adjacent to the stunning Grade II listed Adlington and District War Memorial, centrally positioned within this particularly well regarded and sought-after Lancashire village, renowned for its vibrant and sociable community. The convenience of the location is a particular highlight, only a short stroll from the host of local shops and amenities, as well as a number of bars and eateries, with the most recent additions being a micro-brewery, a beautiful cake shop and a trendy coffee shop which serves cocktails of an evening. For the little ones, a choice of primary schools are within a short stroll – an important consideration for any family home, whilst the older generations, perhaps with a commute to consider, will benefit from the excellent transport links, being able to choose between the motorway network or the local railway station which, as the address attests, is within a moment's walk, providing ease of access throughout the North-West, including major commercial centres such as Manchester, Bolton and Preston. After a hectic day in the office, one is never short of a peaceful retreat, with beautiful local countryside close by, including picturesque Rivington, or perhaps a stroll over to the marina to relax away the stresses of the day walking the dogs along the banks of the Leeds Liverpool Canal.

Internally, the property affords generously proportioned living spaces, complemented by a well laid-out floorplan which extends to in excess of 925 square feet in total. The breathtaking bespoke entrance door is a thing of beauty, its stunning leaded glass lights enticing and immediately setting the tone for the character that is to come, as one enters via the entrance porch into the reception hallway with its staircase to the first floor, feature wood panelling and decorative corbels. One is swathed in the warm and inviting ambience, which is so prevalent throughout, but no more so than in the gloriously grand off-lying 14' lounge with its plethora of features. With decorative plasterwork to the ceiling and gorgeous parquet flooring underfoot, it is hard to know where to focus one's gaze, however the striking open fireplace with its tiled hearth and ornate side panels demands attention, providing the perfect focal point to the room, conjuring images of frosty winter evenings huddled around a roaring fire and flanked by the beautiful bespoke cabinets built into the alcoves. Another cosy 15' reception room lies adjacent, its moody atmosphere setting the perfect tone for those intimate dinner parties when one has the urge to entertain, and with the feature inglenook fireplace with its inset log burner creating a soothing, crackling soundtrack to one's evening. uPVC double glazed French doors provide access to the rear garden for an after-dinner glass of something sparkling in those warm summer evenings. One continues through into the kitchen, the stone-effect tiled flooring linking the spaces seamlessly and the bespoke sliding barn door adding another rustic touch; fitted with a range of shaker-style wall and base units in cream, with contrasting black fittings and solid wood work surfaces and incorporating a number of integrated appliances, including a newly installed electric oven, four ring gas hob with overhead extractor canopy and dishwasher.

If one ventures up to the first floor, the state of impress continues with the generous landing providing access to the two lovely double bedrooms, both of which are bright and appealing and boast lovely individual fireplaces. The 15' principal bedroom is certainly Instagram worthy and would not look out of place within a boutique hotel, overlooking the war memorial and complete with exposed floorboards, feature wood panelling and a sumptuous free-standing bathtub in which to relax and unwind with candles and a glass of wine after a tough day in the office. Bedroom two overlooks the rear garden, as well as enjoying far-reaching views towards Blackrod and Rivington. The luxuriously appointed family shower room is sublime, having been given a stylish overhaul and providing a sophisticated environment in which to polish and preen before a night on the town, with marble-effect tiling to the walls and floor and fitted with a three-piece suite in classic white with elegant black fittings, comprising of WC, vanity wash hand basin and over-sized walk-in shower.

Further highlights include tier-on-tier window shutters fitted throughout the accommodation, as well as uPVC double glazing and gas central heating, the latter complete with a modern combination boiler which has been replaced in recent years.

Externally, the property has a low-maintenance cottage-style garden to the front, whilst the fabulous rear garden has been professionally landscaped and is equally easy to maintain, ensuring any occupants can spend their weekends enjoying and entertaining, rather than caring for the space. The York stone flagged patio provides that all-important area for a spot of al-fresco dining, whilst the shingle offers lots of room on which to place one's colourful pots, beyond the railway sleeper planters. Giving definite Love Island vibes and enjoying plenty of sunshine from the bright south-easterly aspect, one may very well get "pulled for a chat" within the fire pit area, complete with its fixed seating and mature planters, whilst there is plenty of space on the composite decking to site a bar or hot tub beneath the pergola – the perfect accompaniment to those impromptu barbecues and social gatherings. The property has previously benefitted from a detached garage, however such was its state of dilapidation, our clients elected to remove this in favour of a larger garden. A new garage could be reinstated, should it be required by a new owner. Storage facilities are provided for those gardening essentials within the shed.

The ability of a property to enchant is a rather special quality indeed, something which is hard, if not impossible, to replicate through décor, fixtures or fittings, instead being an enviable quality which is engrained within its make-up. This unique home is one such property and, with so much to offer, we would highly recommend an early internal inspection to avoid disappointment.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