

## Maria B Evans Estate Agents Limited

**Suttons Farm Cottage, Sandersons Lane, Heskin PR7 5PX**

**Offers in the region of £700,000**



- Detached property with distinctive character
- 7 acres of land of mature gardens and land
- 1,507 sq ft. workshop
- Welcoming entrance vestibule and hallway
- Well-appointed kitchen with open-aspect views
- Dining area accessed from the kitchen
- Spacious reception with feature beams and open fire
- Three bedrooms- one serviced by an en suite
- Three-piece family shower room to the ground floor
- Integral garage with electric up-and-over door
- Private, gravelled driveway
- Idyllic, peaceful location enjoying open aspect views

Transformed and repurposed to create a welcoming home, Suttons Farm Cottage is a delightful property that honours its origins as a former Piggery with characterful, country style throughout. The cottage benefits from a double bedroom to the ground floor and two bedrooms to the first (one with an en suite), a family bathroom, cosy yet spacious reception and kitchen with open dining area. Outside, the property enjoys approximately 7 acres of land and a well-equipped workshop.



### **Rooted in history...**

The property is approached across a flagged courtyard, bordered by characterful pigsty slabs, and guiding towards the front porch which features extensive glazing, tiled flooring and a wall light to softly illuminate the space.

Inside, the entrance hallway continues with tiled flooring, a decorative stained-glass inset to the side, and latched doors providing access to the rooms beyond.



### **Look what's cooking...**

The kitchen is appointed with cream wall and base units topped with counter tops. A tiled splashback runs between the units, which incorporate an integrated dishwasher, refrigerator, freezer, an oven/grill and microwave above. Culinary needs are well catered for with a four-ring hob, extractor hood, and a one-and-a-half stainless steel sink unit with etched drainer, perfectly positioned beneath a window framing the charming countryside views to the rear. This inviting space opens seamlessly into a delightful dining area with dual-aspect windows to the front and side. A side door provides access to an external porch, equipped with plumbing for an automatic washing machine and an additional stainless-steel sink with etched drainer.



### Time to get cosy...

At the heart of the home lies the reception room, featuring exposed ceiling beams and an open fireplace with stone surround and hearth. A television point is conveniently positioned to the side, with both a window and door to the front aspect, and additional access leading through to the integral garage.



The master bedroom is also located on the ground floor and is generously sized with windows to the side, fitted wardrobes with mirrored front across one wall and a television point to the corner.

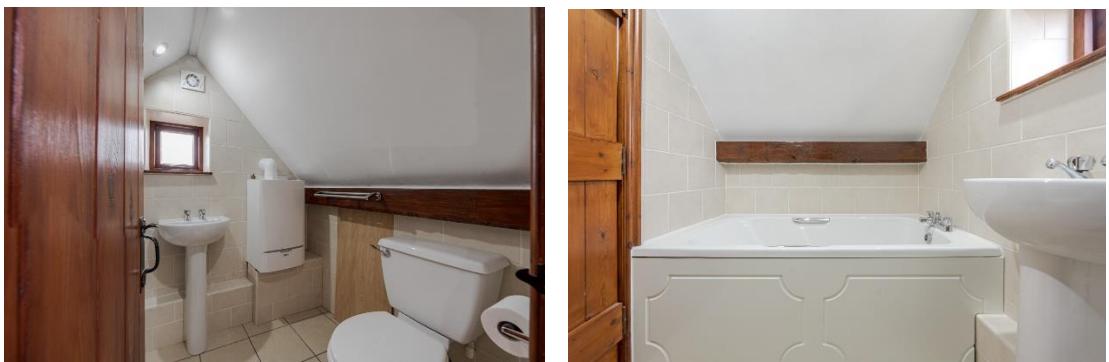
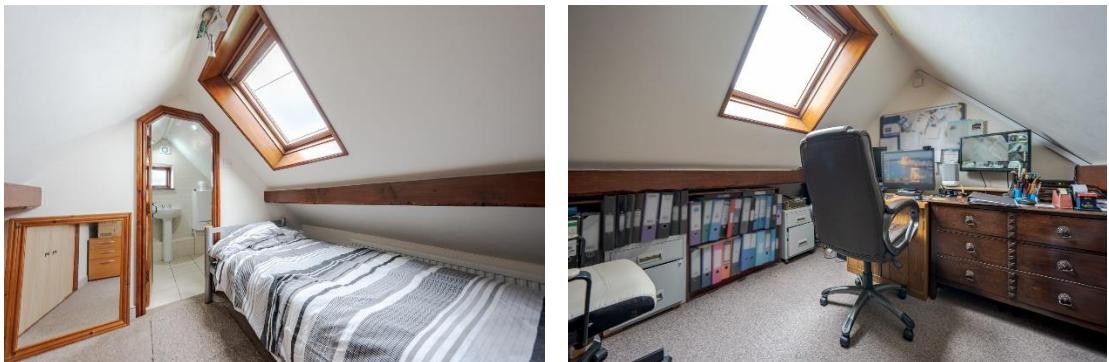


Completing the ground floor is a three-piece shower room comprising of a cubicle shower with glazed bi-folding doors, a pedestal wash hand basin and close coupled w.c. The suite is finished with tiling to splash areas and along the floor, an opaque window to the rear and extractor fan.



### Level up...

The property has been extended to provide two extra rooms (one serviced by an en suite) to the first floor. Both are single rooms with pendant lights, Velux windows and storage to the eaves. The en suite is tiled to splash area and comprises of a deep bathtub, pedestal wash basin and close coupled w.c with an opaque window to the side and extractor fan.



### A place for everything...

The integral garage can be accessed either internally from the property's reception room or externally via a pedestrian door or the electric up-and-over door. Inside, it is fitted with a range of contemporary wall and base units in stylish dark and light grey tones, complemented by worktops and soft-close fittings for ample storage. The space also benefits from an electric fire facility, power sockets, and lighting above.



The property is approached via a private, gravelled driveway that extends behind a pair of double timber gates, providing both privacy and a welcoming sense of arrival. There is ample parking space around the property for several vehicles. To the rear, the gardens are laid mainly to lawn with a patio area—an ideal spot for outdoor dining or simply relaxing while enjoying the peaceful surroundings.



Beyond this lies an additional lawned area enclosed by mature hedge borders and having a charming small orchard. The remainder of the land extends to approximately 7 acres, lying to the front and side of the property and features a natural pond.





The spacious workshop is fitted with two roller doors, power, and lighting, ideal for storage, hobbies, or small-scale projects. To the rear and side of the workshop are two open-fronted areas providing further covered space.



**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 West Lancashire Borough Council**

**The EPC rating is D**

**The Council Tax Band is B**

**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.