



Maria B Evans Estate Agents Limited

Chapel Cottage, Carr House Lane, Wroughtington WN6 9SH

Offers in the region of £695,000



- Beautiful end-terrace cottage in semi-rural location
- Immaculate gardens and grounds amounting to 3.5 acres
- Three good-sized bedrooms to the first floor
- Master with three-piece en suite
- Family bathroom with four-piece Burlington suite
- Well-appointed dining-kitchen with adjacent utility
- Spacious lounge with log burning stove to the corner
- Light-filled orangery with French doors to the rear garden
- The orangery and family bathroom warmed by underfloor heating
- Timber barn offering potential equestrian facility
- Versatile timber outbuilding with power and light
- Sectioned into two offering snug/ entertainment and home office

Approached in charming fashion, this picturesque cottage is complemented by superb outdoor amenities, including a substantial timber outbuilding with stable or workshop potential, a versatile snug and home office space, and approximately 3.5 acres of land. Inside, the property offers three bedrooms (principal en suite), a stunning dining kitchen, spacious reception room, bright orangery, ground floor cloakroom and a stylish family bathroom.



All things bright and beautiful...

An attractive approach leads to the charming stone-fronted cottage where a shale driveway provides parking for multiple vehicles. Bordered by a traditional stone wall, mature shrubs and established hedging create a welcoming first impression whilst a timber canopy shelters the entrance and guides into the entrance hallway.



Beautifully bright and generously proportioned, the hallway enjoys lofty ceilings with a galleried landing above and a window overlooking the front. A drop pendant light forms an elegant focal point, with a radiator to the side and practical understairs storage available before continuing into the main accommodation.

The dining kitchen unfolds into a spacious and superbly appointed heart of the home. Cream wall and base units are paired with granite worktops that extend seamlessly into upstands and splashbacks. Integrated appliances include a dishwasher, a one-and-a-half bowl Franke inset sink unit with etched drainer, and a Simms electric AGA with induction hob and extractor hood above. Recessed downlights and two side-facing windows flood the space with natural light, while a television point serves the dining area.



Adjoining is a practical and well-proportioned utility room, fitted with kitchen-complementary cabinetry incorporating an integrated double refrigerator and freezer, a further Franke inset sink, plumbing for an automatic washing machine and venting for a tumble dryer. A side window brings in additional light, and access is provided to the ground floor cloakroom, appointed with a two-piece suite comprising a wall-mounted wash hand basin and close-coupled w.c., finished with an etched window and pendant lighting.

Spaces to relax and unwind...

The property progresses into the orangery at the rear, enhancing the thoughtfully considered layout of the home. Bathed in light, the space benefits from two Velux windows above, recessed downlights and a bank of windows spanning across the rear elevation. French doors and a separate single door provide direct access to the garden, effortlessly blending indoor and outdoor living. A delightful spot in which to unwind, it is perfectly suited to enjoying a morning coffee while taking in the surrounding rural views. The tiled floor is warmed by underfloor heating, ensuring comfort throughout the seasons.



The principal reception room is wonderfully generous in scale, offering a superbly versatile living space. Sliding doors with glazed insets peel back from the orangery, while additional access from the hallway ensures an effortless flow throughout the rooms. Recessed downlights scatter the ceiling and, with their dimmable features, cast a soft, ambient glow complemented by wall lighting. Two television points allow flexibility in arranging the room, with wiring in place for a sound system. The focal point is an inviting log-burning stove set into the corner, resting on a stone hearth, aided by a vertical column radiator in warming the room.



Beds with a view...

Ascending to the first floor, the galleried landing is both spacious and practical, illuminated by wall and pendant lighting and warmed by two radiators. An impressive bank of storage lines one wall, comprising three double wardrobes finished with white doors.



The landing flows through an elegant archway into the principal bedroom. Generously proportioned, this inviting retreat enjoys a rear-facing window overlooking the rolling green fields beyond. A television point is positioned opposite the bed space, while a ceiling fan light fitting is central to the room. This is serviced by an en suite appointed with a shower enclosed by glazed sliding doors, a wall-mounted wash hand basin with mirrored vanity cabinet above, and a close-coupled w.c. A chrome heated towel rail adds a touch of luxury whilst recessed downlights illuminate the space, complemented by tiling to splash areas and laminate flooring underfoot.



The second bedroom is again generously proportioned, enjoying dual-aspect windows to the front and side that frame delightful views across the cottage's surroundings. A

pendant light fitting adds character, while useful eaves storage is incorporated, and access to the loft is located from here.



Bedroom three is presently arranged as a study but would readily function as a comfortable double bedroom, benefitting from a rear-facing window and pendant light.

Both rooms are served by the beautifully appointed four-piece family bathroom, fitted with a traditional-style Burlington suite and warmed by underfloor heating. This includes a panelled bath with a telephone-style hand shower attachment, along with a spacious walk-in double shower fitted with contemporary wet wall panelling. The suite is completed with a low-level flush w.c., opaque window, chrome heated towel rail and a useful built-in cupboard housing the hot water cylinder.



The great outdoors...

Chapel Cottage enjoys beautifully private gardens and land divided into two paddocks extending beyond. The garden is initially laid with an Indian stone patio, equipped with external lighting and power sockets for continuing the entertainment from the day through to evening. A stone wall with a side gate provides privacy from the front of the property and offers convenient access back to the driveway. Beyond the patio, a lawn area stretches out bordered on one side by well-established laurel hedging and mature shrubs whilst steps descend on the other side to an extensive shale area, perfectly suited for additional parking, also with a timber gate to the front.

Enhancing the outdoor amenities is an impressive timber outbuilding, offering the ultimate “man cave,” studio, or work-from-home retreat. An electric shutter door lifts

to reveal a comfortable snug area with space for furnishings, a side window and fluorescent strip lighting. A sliding internal door leads into a larger adjoining space, where a log-burning stove set upon a stone hearth forms a cosy focal point. With power, lighting and integrated pelmet illumination for added ambience, this is a highly versatile and inviting environment. Windows span the front elevation, flanking patio doors that open onto the garden, while a timber overhang and Indian stone terrace complete the attractive exterior.



Adjacent stands a substantial timber barn with double doors opening into a workshop and two stable doors to the side elevation. With a concrete base, power and lighting already in place, there is excellent potential to configure the space into three stables if desired. A water tap is positioned to the side, with an overhang to the front providing further practicality. An additional timber shed sits alongside, offering further storage. Beyond the gardens, rolling green fields extend to approximately 3.5 acres, divided into two paddocks by post and rail fencing, ideal land for grazing and perfectly complementing this delightful rural home.



Round and about...

Wrightington is a charming and predominantly rural parish, appreciated for its open countryside and welcoming village atmosphere. Popular local highlights include the much-loved Toogood Farm Shop, together with traditional public houses and eateries such as the Rigbye Arms and the White Lion. The area is also home to the delightful The Wrightington Hotel, Health Club & Spa, a country hotel offering restaurant, bar, café and leisure facilities. Two well-regarded primary schools serve the community — Mossy Lea Primary School and St Joseph's Catholic Primary School. For commuters, local bus stops are within walking distance, while convenient rail links from nearby Appley Bridge railway station and Parbold railway station ensure excellent connectivity despite the peaceful rural setting.

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 C

The Council Tax Band is D

The property is served by septic tank

Please note:

Room measurements given in these 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.