



Maria B Evans Estate Agents Limited

North Road, Bretherton PR26 9AY

Offers in the region of £875,000



- Handsome and highly desirable former farmhouse
- Planning permission for a two storey extension to front and side
- Set in half an acre of mature, secluded gardens
- Renovated and restored to an exacting standard
- Well-proportioned, elegantly presented lounge
- Superb dining kitchen with Neptune cabinets
- Two very spacious double bedrooms and one single
- Good sized, contemporary four-piece bathroom
- Warmed by electric central heating and double glazed
- Lengthy golden gravel driveway and turning area
- Two-storey double garage with gym/store/office
- Extensive, enclosed gardens with rural aspects
- Timber summerhouse, storage shed and log store
- Sought-after village location and renowned schools

- Easy access to road/rail commuter transport links

This picture-perfect farmhouse is set within the historic and sought-after village of Bretherton and enjoys extensive, secluded gardens and rural aspects. Totally resized, renovated and refurbished by the current owners, Brookfield Farm is finished to an impeccable standard and stylishly presented throughout. The well-proportioned rooms and the outside space combine to create a superb family home and this, along with the potential to increase the footprint, gives you absolutely no excuse not to view it.



The painted, timber door with glazed inset and side windows opens to the spacious hallway which has a ceiling light and is warmed by two radiators. An oak spindle staircase rises and turns to the first floor, oak vertical panel doors open to the rooms off and the stone-effect porcelain tiled flooring from the hall continues through to the dining kitchen.



The beautifully proportioned, dual aspect lounge has a window to the front and two side windows. Exposed oak beams and rafters span the ceiling, engineered oak flooring is laid and the room is lit by four wall lights for evening ambience. The focal point of this elegant room is the broad, minster-style English limestone fire surround and inglenook which has a log burning stove resting on the stone hearth whilst a television point is positioned to one side and a niche for logs to the other.



The dining kitchen has a side window, bi-folding doors to the rear elevation and is lit by recessed downlights. The kitchen is fitted with an excellent range of Neptune cabinets in Limestone with chrome cup handles and incorporates a larder cupboard, deep pan drawers and an island breakfast bar. Coordinating marble worktops have an etched drainer to the side of the inset twin-bowl porcelain sink unit with French lever tap above. A DeLonghi range cooker with ceramic five-ring hob is set beneath a canopy niche with inset extractor fan. Integrated appliances include a fridge freezer, Hotpoint automatic washing machine and an automatic dishwasher. The dining area of the room has a wall mounted television point alongside the table space and an understairs cupboard for storage of household essentials.

The first-floor landing has recessed downlights, a loft access point to the high ceiling and gives way to each of the rooms off via vertical panel doors.



The splendid, dual aspect master bedroom has windows to the front and two side windows plus two Velux skylights to the vaulted and beamed ceiling, which also features a King Truss spanning the room. The room is lit by two pendant lights, warmed by two radiators and has a wall-mounted television point opposite the size bedspace. Clothes storage is provided by three sets of fitted triple-wardrobes and there is ample space available for drawer banks and night-stands.

Bedroom two has a floor-to-ceiling panel window to the rear and a window to the side. The vaulted ceiling with exposed beams has a central chandelier point and there is ample space for a king size bed and additional furniture.

Bedroom three has a side window, recessed downlights to the vaulted and beamed ceiling, and a radiator. This single room is also used as an office and has a recessed wall cupboard housing the hot water cylinder tank.



The good-sized family bathroom is tiled in natural shades to the floor and all splash areas. The vaulted ceiling has a Velux skylight and exposed beams and there is also an opaque side window. The contemporary four-piece white suite comprises a panelled bath with centralised waterfall tap, an oak wash-stand supporting a hand basin with stand pump tap over, a close coupled WC, and a glazed shower cabinet with sliding door. There is also a wall-mounted mirror-fronted toiletries cabinet and a chrome ladder-style heated rail to warm the towels.



The property is approached via electronically controlled double gates to a lengthy pebble driveway which meanders towards a turning and parking area, a detached, brick built double garage and a further access point from a side track which offers a right of way back to the road. To either side of the driveway are cobble-sett edged lawn areas dotted along by box trees and exterior lighting and bordered by euonymus and laurel hedging plus mature trees. The detached double garage build perfectly matches the cottage and has four timber doors, one of which is electronically controlled, power and lighting to the exterior and interior. The doors to the rear open to an excellent storage space having laminate floor, insulated laminate walls, recessed downlights and space for the tumble dryer and further freezer. This secured space offers myriad purposes and was formerly used as a gymnasium. From here, a staircase with a pig's ear handrail rises to a home office having a Velux window and further recessed downlights.



The stone flagged perimeter path of the house broadens by the front door and also by the rear elevation to form an alfresco dining and barbecue space edged by a low retaining wall, with box hedging beyond and having an outside tap to the side. Steps from here rise to the extensive rear lawn garden, bordered by laurel hedging and mature trees, and leading to a timber summerhouse and storage shed with outer log store.



In addition to the above, the property has been granted planning consent for a two-storey extension to the front and side and to include a porch, lounge, bedroom and en suite facility. This was granted in December 2024 by Chorley Borough Council.



A regular entrant into the Best Kept Village competition, the delightful village of Bretherton holds much appeal of several levels. The tranquil, ever-popular hamlet has an abundance of facilities to enjoy including the local cricket club, sports field with tennis court, bowling green, boules pitch, playground plus numerous rural, woodland and riverside walks. Then, after all that activity, call in for a drink and a bite to eat at the local pub or the café at the Old Corn Mill Antiques centre.

The surrounding area is blessed with an excellent array of schools and the Bretherton Endowed C of E Primary is among them being accredited as “outstanding” by Ofsted. Also historically rich, the village is famous for being the site where astronomer, Jeremiah Horrocks, first recorded the Transit of Venus in 1639. Equally as impressive is the Jacobean Grade II* Listed Bank Hall, handsomely renovated and recently featured on two BBC’s history programmes. Within ten-fifteen minutes you can be in the surrounding villages of Croston, Mawdesley, Tarleton, Rufford and Much Hoole – each having excellent amenities – and for the commuter, the A59 or the train-line to either Liverpool or Preston is a just a few minutes away.

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 F

The Council Tax Band is C

The property is served by mains drainage

The property is secured by an eight-camera CCTV system

Gated access is fitted with a Door Bird two-way telecom app/code system

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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