



Cock Robin Cottages

Highfield Road, Croston, PR26 9HG



HOME TRUTHS
SALES AND LETTING AGENT



A stunning period cottage just brimming with character and elegance in a highly sought after location with private rear garden and overlooking mature woodland to the front. Step into the lounge with exposed beams, flagged flooring and handmade doors, the perfect setting for a wood burning stove in an imposing stone hearth. Leading off is the kitchen comprising a range of wall and base units with wooden work surfaces, Belfast sink, dishwasher, refrigerator and freezer and range cooker. An arch opens to the dining area which leads in turn to the wonderful garden room which more than lives up to its name. Completing the ground floor is a utility room with space, power and plumbing for additional appliances and a pristine ground floor shower room. Externally, the delightful cottage garden is laid to lawn with upper and lower terraces, mature planting and hedges including apple and plum trees, raised beds and a spacious summer house giving excellent storage. To the first floor, the landing gives access to all rooms including the loft, with ladder and light, and with the added benefit of a minstrel's gallery overlooking the garden room. Bedroom one has exposed beams and walk in wardrobe, with bedroom two a double to the front and bedroom three a very comfortable single to the rear. The stylish bathroom comprises bath with shower attachment, wc and wash hand basin. Close to primary transport routes, countryside walks and village amenities with the added benefit of being within walking distance of two excellent schools this is a wonderful place to call home. Do get in touch to arrange a viewing and make it yours. Council tax D, EPC D, Freehold.

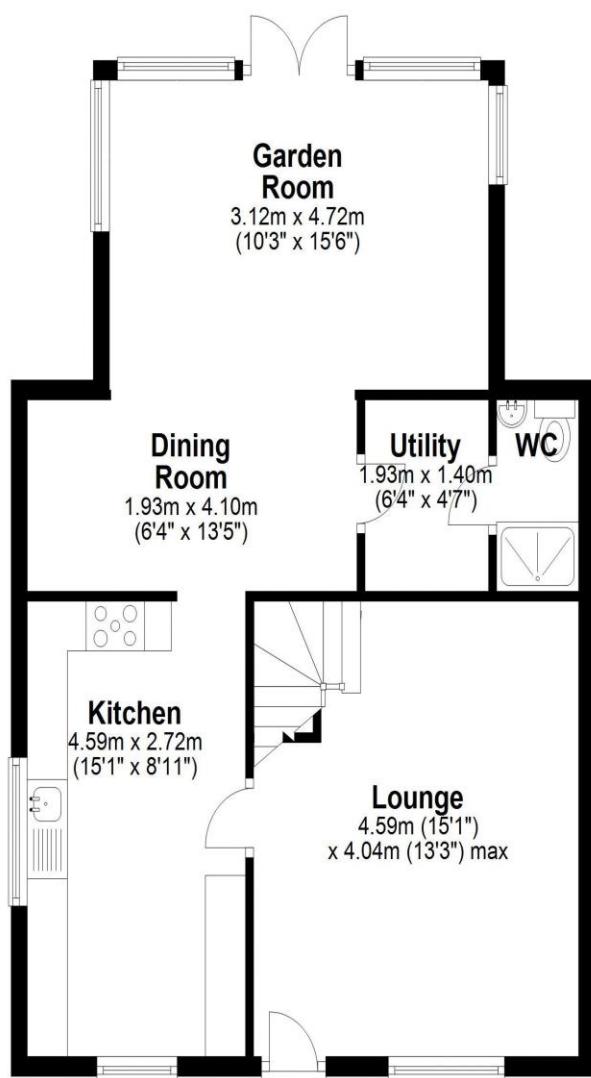


- Beautiful period cottage
- Three bedrooms
- Delightful garden room

- Over 1100 square feet of accommodation
- Two bathrooms
- Video tour

Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



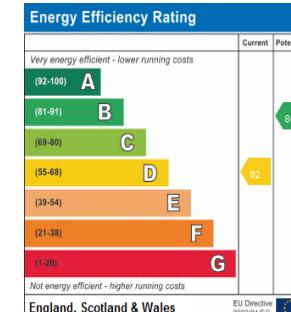
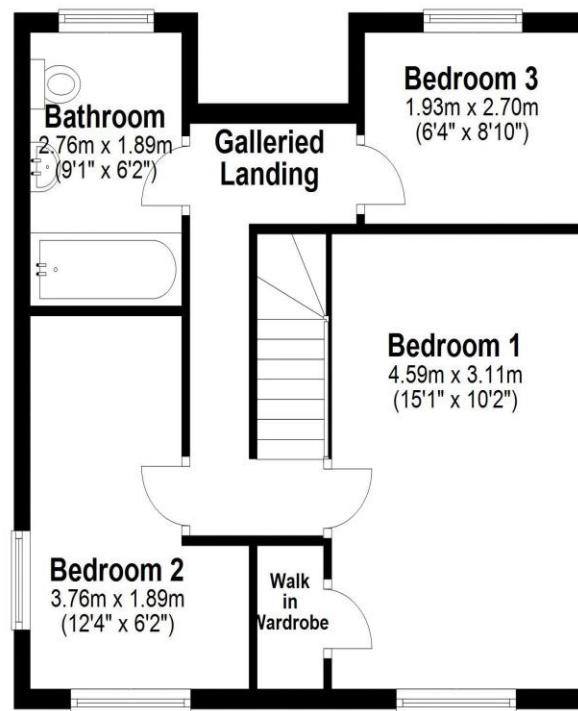
Total area: approx. 103.9 sq. metres (1118.7 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



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