



Cock Robin Cottages

Highfield Road, Croston, PR26 9HG

PRICE OFFERS IN EXCESS OF £325,000



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

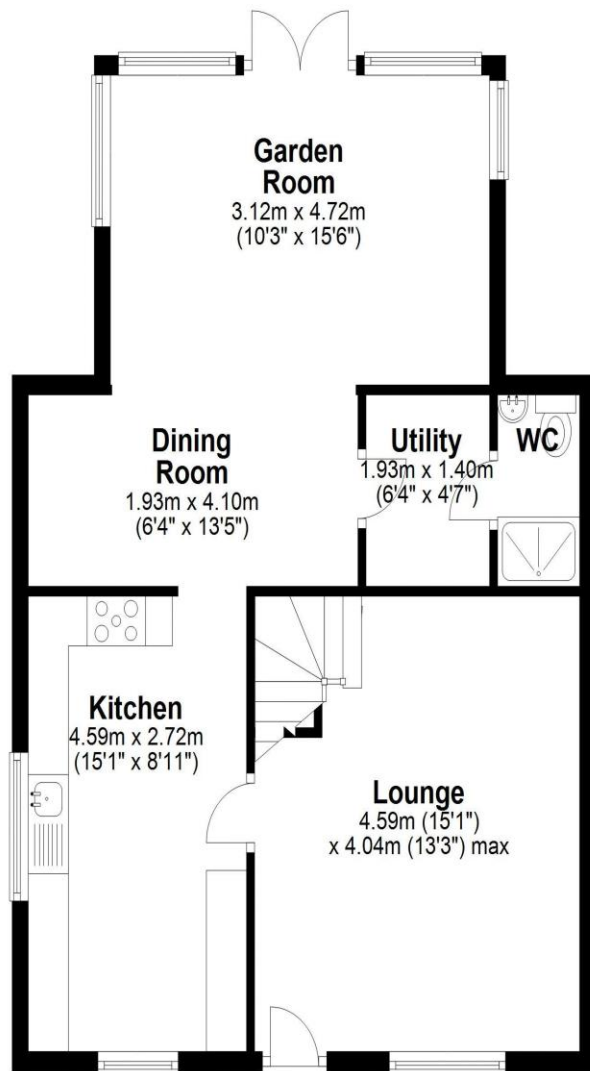
www.hometruthslancs.co.uk

Email: office@hometruthslancs.co.uk


HOME TRUTHS
 SALES AND LETTING AGENT

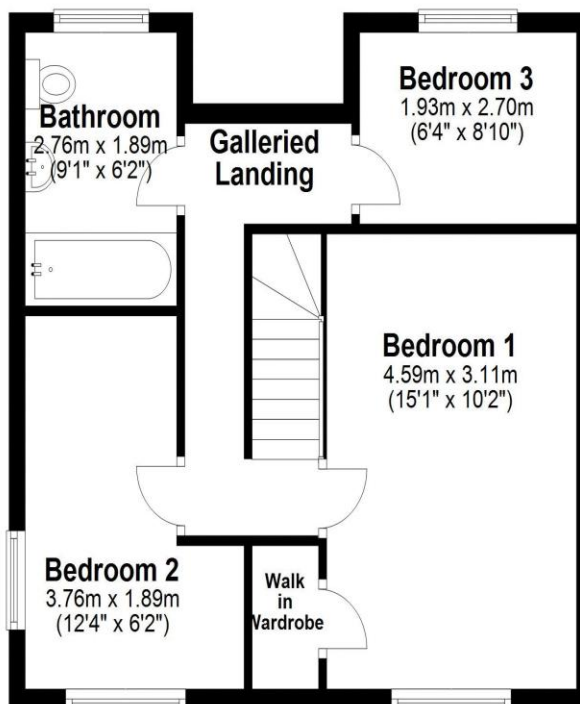
Ground Floor

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



First Floor

Approx. 43.3 sq. metres (466.3 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.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	84
(69-80) C	
(55-68) D	82
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
Address: Cook's Cottage Cottages	



Ecclestone

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Coppull

244 Spendmore Lane, Coppull PR7 5DE
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