



Maria B Evans Estate Agents Limited

27 The Stables, Runshaw Hall Lane, Euxton PR7 6HQ

Offers in the region of £220,000



- Elegantly presented Grade II listed mews residence
- Set in nine acres of former country house parkland
- Positioned within a charming and secluded courtyard
- Delightful dual aspect lounge and dining area
- Well-appointed modern breakfast kitchen
- Two double bedrooms – one with en suite facility
- Tiled shower room with three-piece suite
- Private parking space and garaging
- Maintained communal landscaped gardens surround
- Perfectly placed for easy commuter route access
- No onward chain with the sale of this property

Situated within charming courtyard gardens, this Grade II Listed mews house forms part of a former country house set within nine acres of parkland. The property offers elegantly presented accommodation to include two double bedrooms with en-suites, dual aspect reception areas and a modern breakfast kitchen. There is an allocated parking space and communal gardens surround this lovely home which is ideally suited for professionals, commuters or a couple looking for a change in lifestyle.

The timber front door, having glazed inlays, opens to the welcoming entrance hall and the tiled flooring continues into the cloakroom which is fitted with a two-piece white suite comprising a pedestal wash hand basin and close-coupled w.c. having splash tiling, an extractor fan, a radiator and pendant lighting.

A further timber door opens into the combined lounge and dining room which, to the lounge end, has a double-glazed window to the front overlooking the courtyard gardens whilst evening illumination is provided by recessed downlights. Creating a focal point is the fireplace and decorative surround with composite insert and hearth housing a gas coals fire, and having a television and satellite point alongside. The dining area has French doors to the rear communal garden area and again has spotlights fitted. Centrally within the room, and separating the living and dining areas, is a staircase with spindle balustrade to the first floor.

The kitchen is fitted with a range of beech-effect wall and base units to include glazed display cabinets, drawers, shelves and a wine-rack. The work surfaces incorporate a one-and-a-half bowl single drainer stainless-steel sink unit and mixer tap which is set beneath the double-glazed window to the rear of the property. Cooking facilities are provided by a four-burner gas hob with extractor fan over and double oven and grill below. Integrated appliances include a fridge-freezer, automatic dishwasher and automatic washer-dryer. With a combination boiler, there is also a useful under-stairs cupboard for household essentials and the room is illuminated by recessed downlights.

Upstairs, the landing offers access into the two bedrooms and a shower room. The partly boarded and insulated loft can be accessed from the landing by way of a drop-down ladder and has a light.

The master bedroom has a double-glazed window to the front and a range of fitted limed-oak wardrobes to one side with complementary night stands. A door leads to a classically elegant three-piece en suite comprising a panelled bath with protective glazed screen and shower over, pedestal wash hand basin and low-flush w.c.

The light and airy second bedroom, which is also a double room, has a French window and Juliet balcony to the rear with open views over adjacent grounds. Again, there are fitted wardrobes and complementing night stands.

There is an adjacent shower room serving this bedroom having monochrome tiling and including a glazed shower cubicle, a pedestal wash hand basin and low-flush w.c.

The property is approached via a paved pathway to the front door, just off the communal courtyard area with two cobble sett-edged island lawns with specimen trees and illuminated by Victorian lanterns. The private front gardens to each property provide an array of shrub and floral displays which enhance the already charming setting.

To the rear, a south facing open garden can be accessed via the dining room patio doors and the landscaped communal gardens which are maintained by Barton Grange Garden Centre for continued displays of island shrub and seasonal planting.

On the approach to The Stables, a parking space is allocated and identified on the communal car park.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 970 years

We are reliably informed that the Lease Charge Renewal is not applicable

We are reliably informed that the Service Charge is circa £240 per month

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is C

The Property is Served by Septic Tank

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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