



Maria B Evans Estate Agents Limited

‘Poppy Cottage’, 49 New Street, Mawdesley L40 2QN

Offers in the region of £380,000



- Charming chocolate box detached bungalow
- Occupying an enviable position in Mawdesley village centre
- Open-plan kitchen-dining area
- Separate reception with log burner
- Two good-sized bedrooms
- Contemporary three-piece shower room
- Utility/ boot room with external door to the front
- Traditional-style column radiators throughout
- Dimmable lighting and individual room control central heating
- Parking for two vehicles on Tarmacadam driveway to the side
- Low maintenance rear garden with decking, lawn and patio areas
- Walkable to the local shop, post office and bus stops

Pretty by name and equally so by nature, Poppy Cottage is a beautifully refurbished and extended detached bungalow, brimming with chocolate-box charm in the heart of Mawdesley village. Occupying the former site of The Old School House and later The Royal British Legion, a charming nod to its heritage remains in the front boundary wall, constructed using original stone from the previous buildings. Beyond the handsome English Oak porch and welcoming red front door, the accommodation unfolds to reveal a cosy reception with log-burning stove, bright open-plan kitchen and dining space, two generously proportioned bedrooms, a contemporary shower room and a practical utility and boot room. A pretty, low-maintenance rear garden completes this delightful village retreat.

Home sweet home...

The approach to Poppy Cottage sets the tone for the rest of the property with a handsome solid English Oak covered porch framing the entrance and stone walls to either side. Recessed floor lighting and wall-mounted lights softly illuminate the space, whilst a composite front door, complete with a central knocker, opens into the welcoming entrance hall.

With an inset entrance mat underfoot, the hallway is lit by recessed downlighting, has access to the boarded loft with fixed ladders and a light, oak-effect tiled flooring continuing through to the open-plan kitchen, dining and living space and along the hallway to the right.



The open-plan kitchen, dining and living area forms a wonderfully versatile heart to the home. The kitchen itself is appointed with a range of stylish grey wall and base units, some featuring opaque glazed fronts, topped with beech countertops and subtle under-cabinet lighting. Integrated appliances include an AEG electric oven with an induction hob and extractor above, alongside a dishwasher, one-and-a-half bowl porcelain sink with an etched drainer and swan-neck mixer tap sat beneath a window overlooking the side, as well as space for a refrigerator-freezer.



Beyond the kitchen, the room opens into a generously proportioned space with a vaulted ceiling and Velux windows allowing natural light to stream into the area. It lends itself to a variety of arrangements with ample room for a substantial dining table, creating a lovely setting for everything from leisurely breakfasts to evenings spent entertaining. Alternatively, a more informal dining arrangement would allow space for a comfortable seating area, with a television point conveniently positioned to one side. Two skylights draw further daylight into the room, whilst wide sliding patio doors stretch across the rear, opening the space towards the garden and providing a delightful outlook throughout the seasons.



A cosy corner to retreat to...

The separate reception room opens up through an oak door with a glazed inset, has a window overlooking the front aspect, a log-burning stove resting upon a stone hearth beneath a handsome oak mantelpiece, bringing warmth and character to the room. A pendant light, television point and two discreet meter cupboards complete the room.



Solid oak panelled doors with matte black handles introduce the rest of the rooms.

Grounded in comfort...

The principal bedroom occupies a pleasant position to the front of the cottage, offering comfortable proportions and plenty of scope for the arrangement of bedroom furniture. A window to the front welcomes natural light, whilst a pendant light and television point complete the room.



The second bedroom is another generously sized double with dual-aspect windows overlooking the front and side of the property and a central pendant light above.



Serving both bedrooms is a spacious shower room, finished in a fresh, contemporary palette. Grey tiling with a white vein extend across the splash areas and into the generous double shower, which is accessed through a glazed sliding door and fitted with both a monsoon showerhead and separate handheld attachment. A substantial vanity unit incorporates the wash hand basin, with a heated, illuminated mirror above. A close-coupled w.c., chrome heated towel rail, opaque window and extractor fan finish off this beautifully appointed space.



Practicality with a little polish...

The cottage has been thoughtfully arranged to accommodate the practicalities of everyday life, with a separate utility and boot room providing an perfect second entrance. Accessed externally from the front, this is the ideal place to return to after a countryside walk, with an inset mat ready for muddy boots and outdoor shoes. Complementary fitted units provide useful storage, together with plumbing for an automatic washing machine and housing for the boiler. There is a window to the rear, pendant light and extractor fan.



A little garden delight...

To the rear, Poppy Cottage enjoys a pretty, easily maintained garden. Light-coloured decking extends from the cottage, stepping down to the lawn area. Timber fencing encloses the garden, whilst a further patio tucked into the corner provides a charming spot for outdoor seating, surrounded by rose bushes and beds planted with eucalyptus.



A stone-paved patio continues to the side of the cottage, where handsome double wrought-iron gates, finished in black, open onto a Tarmacadam driveway providing off-road parking for two vehicles. With its attractive approach, beautifully considered interiors and charming outdoor spaces, Poppy Cottage offers a lovely balance of contemporary comfort and cottage character- a true village gem.



On your doorstep...

The historic village of Mawdesley, thought to date back to the reign of Edward I (1272–1308), has a vibrant heart with many local events taking place such as The Village Fete and also the Traditional Walking Day. At the heart of the village is a brilliantly stocked Spar general store and post office whilst sporting facilities include cricket, tennis and bowling clubs and the excellent village hall. There are three fishing ponds at Crook Hall Farm along with two beautifully presented shops, The Bay Tree Flower Farm & Hattie Smalls for hats and lingerie.

A further great draw to the village is the wonderful and established Cedar Farm Gallery offering a wide variety of artisan stores to wander through and having a children's' farm and play centre alongside. For commuters, there are excellent bus routes accessed from the village centre as well as the available road transport links.

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 TBC

The Council Tax Band is B

The property is served by mains drainage

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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