



## Maria B Evans Estate Agents Limited

---

**Post Cottage, 66 South Road, Bretherton PR26 9AH**

**Offers in the region of £599,000**



- Detached, character cottage located in the heart of Bretherton
- Spacious, entrance dining hall
- Cosy reception with beams overhead and electric fireplace
- Conservatory with serene garden views
- Well-appointed kitchen with utility and w.c. beyond
- Three generously sized bedrooms- the master with en suite
- Spacious, four-piece family bathroom
- Detached garage with electric up-and-over doors, power and light
- Private north-west facing rear garden
- Ample parking on block-paved driveway
- Gas central heating with Hive control system
- Wonderful, sought-after village location

A delightful, character cottage, Post Cottage offers generous accommodation with three bedrooms – the master bedroom serviced by an en suite- a family bathroom and spacious ground floor living spaces. These include an inviting entrance dining hall, cosy reception room, bright conservatory and well-appointed kitchen with rear porch, utility and cloakroom. Set in a wonderful position, the property enjoys a private, lush rear garden with mature borders, a detached garage and driveway providing ample parking and turning space- all within the sought-after and picturesque village of Bretherton.

### **Through the garden gate...**

Post Cottage is approached via a charming, gated pathway with lawn areas to either side that are heavily bordered by mature hedges, creating a natural screen from the road beyond. To the side, a block paved driveway provides ample parking.

A dual-aspect entrance porch creates an inviting first impression, featuring a tiled flooring and a door with glazed insets leading through to the entrance dining hall. This impressive space features a window to both the rear and front, whilst the room is further enhanced by beams and a pendant light to the ceiling.



### **Cosy up...**

Continuing to the right, the main reception room provides a wonderfully warm and inviting atmosphere. An electric fire sits upon a stone hearth with the surround extending seamlessly along the adjacent walls. This room also benefits from overhead beams whilst natural light pours through a bay window to the front and glazing sliding doors opening into the conservatory, complemented by soft wall lighting as day gives way to night. The room is also equipped with a television point to the side.



The conservatory enjoys tiled flooring and double doors leading directly into the garden. This versatile space is completed with wall lights and warmed by a radiator.



### **Look what's cooking...**

The kitchen is well-appointed with an extensive range of wall and base units, complemented by white quartz worktops and discreet integrated lighting. A decorative splashback runs between the units which incorporate an electric oven and hob, a one-and-a-half stainless-steel sink with etched drainer, a refrigerator-freezer, dishwasher. Enjoying a dual-aspect outlook, the room feels bright and spacious.



A door leads through to the rear hall, providing external access to the side of the property, along with entry to the utility room and cloakroom. The utility offers fitted storage along one wall, a cupboard housing the boiler, plumbing for a washing machine and a tumble dryer. The cloakroom is fitted with a low-flush WC, corner wash basin and towel rail.

### **Soak and sleep...**

A staircase rises to the first-floor landing, which gives way to three well-proportioned bedrooms and the family bathroom.

The master bedroom is a generously sized room with aspects overlooking both the front and the rear elevations. Recess downlights and wall lights further light the space which is completed with fitted wardrobes along one wall to provide ample storage and

a complementary vanity. This bedroom is further served by an en suite featuring a three-piece suite, comprising of a shower enclosed by glazed sliding doors, a pedestal wash hand basin and close coupled w.c. There is tiling to splash areas, an opaque window to the side and wall light.



The second bedroom is another spacious, dual aspect room overlooking the front and side with fitted vanity drawers featuring an integrated wash hand basin and complementary wardrobes.



Finally, bedroom three is a comfortable double room with a window to the front and fitted cabinetry to one wall.



The family bathroom holds a four-piece suite. This includes a panelled bathtub with tiled surround, matching vanity wash hand basin, adjacent Bidet and close coupled w.c. A step up leads to the electric shower enclosed with smoked glazed doors whilst the bathroom is completed with an airing cupboard, opaque windows to the rear and side and tiling to splash areas.

## **The garden spot...**

The rear garden is well established, laid predominantly to lawn and framed by mature hedging and dense tree borders, creating a sense of privacy and tranquillity. A greenhouse sits to one side, ideal for keen gardeners, whilst a convenient water tap is positioned to the side of the property. A honeycomb membrane sits beneath the lawn leading the detached garage, providing further space to turn or park vehicles. The garage itself is equipped with electric up-and-over doors, power and lighting.



Post Cottage is ideally positioned within the highly desirable village of Bretherton, a village renowned for its charming community. A frequent entrant into the Best Kept Village competition, this tranquil and ever-popular village holds an abundance of facilities, including the local cricket club, sports field with tennis court, bowling green, boules pitch and playground plus numerous rural, woodland and riverside walks. 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. Within a ten-fifteen minute walk, you can be in the surrounding villages of Croston, Mawdesley, Tarleton, Rufford and Much Hoole, 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 D**

**The Council Tax Band is F**

**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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA