



Maria B Evans Estate Agents Limited

Elm House, Sandy Lane, Mawdesley L40 2QB

Offers in the region of £1,385,000



- Contemporary-style, detached residence over 3,000 sq ft.
- Nearing completion with potential for buyer-led input
- Grand entrance hallway with galleried landing
- Offering five bedrooms – three with en suite facilities
- Luxurious four-piece family bathroom
- All equipped with Villeroy & Boch suites
- Underfloor heating to the ground floor, bathroom and en suites
- Superb open-plan kitchen, dining, living area across the rear
- Adjacent utility and boot room area
- Media wall with lighting and bi-folding doors across the rear
- Two reception rooms to the front of the property
- Half an acre of private gardens to the rear
- Double gates to driveway parking for multiple vehicles

Set within around half an acre of private gardens, this detached new-build residence offers over 3,000 sq. ft. of exemplary accommodation. Nearing completion, Elm House provides allocated budgeting for buyer-led input to personalise the kitchen and carpets. The property is finished with underfloor heating to the ground floor and bathrooms, alongside dimmable, integrated lighting throughout. A striking open-plan kitchen, dining and living space spans the rear of the home, featuring a media wall and bi-folding doors opening onto the garden, complemented by a utility and boot room. To the first floor, the luxurious principal suite and second bedroom both enjoy private balconies with garden and rural views, joined by a further en suite bedroom and two additional bedrooms, served by a four-piece family bathroom. Externally, a generous driveway provides parking for multiple vehicles

The grand arrival...

Positioned down a quiet road, yet conveniently placed within easy reach of local amenities, Elm House enjoys a balance of privacy and everyday ease. Secure, timber gates open onto a generous shale driveway providing ample parking for multiple vehicles, with a lawned area to the front.



Upon entering the property, an immediate sense of luxury is established by the impressive entrance hall, unfolding behind a set of double doors with opaque insets and panels to either side. A striking, central staircase rises to the galleried landing above, complemented by recessed downlighting which, paired with the grey ceramic tile flooring warmed by underfloor heating, creates a warm and welcoming introduction before connecting to the rest of the accommodation.

Spaces to unwind...

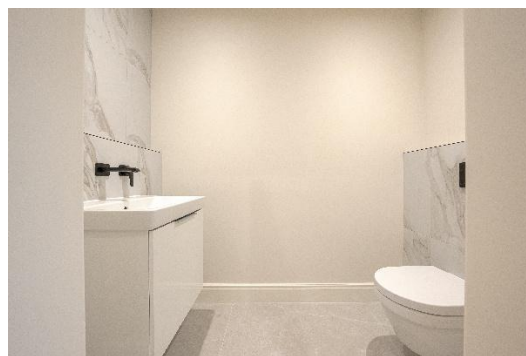
Throughout the property, oak internal doors accented with black hardware lead into each room, with a double set opening to reveal the first reception room. Generous in both scale and light, the space is enhanced by a large front-facing window alongside two additional windows flanking the chimney breast, complete with a flue. A television point is positioned above this, while recessed downlighting ensures the room remains bright and inviting as daylight fades into evening.



The second reception room also features windows to the front and side of the property, with a television point and recess downlights illuminating the space. This versatile space is well suited for use as a children's playroom, study or snug.



The ground floor w.c. is fitted with a two-piece Villeroy & Boch suite, comprising a wall-mounted wash hand basin and a back-to-wall w.c. finished with matte black accents. Completed with neutral-toned tiling featuring a warm beige veining to splash areas and contrasting grey ceramic floor tiles, the space is further enhanced by recessed downlighting and an extractor fan.



An everyday centrepiece...

Extending across the full width of the rear of the property, the open-plan kitchen, dining and living area forms the true heart of the home with a sociable layout designed for everyday living and entertaining. The kitchen is a spacious area, illuminated both naturally by bi-folding doors to the rear and recess downlights above.



The light-grey ceramic tile flooring flows seamlessly throughout, with the dining area naturally unfolding from the kitchen. Here, the cabinetry continues with two full-height units flanking a wine chiller, complete with bottle storage to either side, an additional work surface and glazed display cupboards above to provide an ideal, dedicated drinks station. Bi-folding doors open to the rear creating a connection between indoor and outdoor living during the summer months, before the space transitions into the living area.



This inviting zone is arranged around a bespoke media wall featuring a television point, electric living flame facility and integrated display storage below. Discreet ceiling lighting enhances the warm ambience, while a further set of bi-folding doors and windows complete the space.



Adjacent to the kitchen, a complementary utility and boot room is fitted with a range of wall and base units, incorporating a stainless-steel sink unit with etched drainer, alongside space for a washing machine and tumble dryer. Practical features include an extractor fan and double doors opening to a cupboard housing the underfloor heating manifolds and pressurised hot water tank. An external door provides convenient access to the side of the property.



Restful retreats...

Ascending to the first floor, subtle spotlighting guides up the stairs to the spacious, galleried landing which is lit by recessed downlighting and a window to the front and warmed by a striking vertical column radiator.

Positioned at the rear of the property, the principal suite offers an elegant atmosphere with a television point, vertical column radiator and a set of steps rising to French doors which open onto the private balcony with privacy screening, enjoying views over the rear garden and open fields beyond. The suite continues through to a dedicated dressing area with recessed downlighting and a radiator before opening into the en suite.



Appointed with a four-piece suite and brushed gold fittings, this includes a freestanding bath with monobloc tap and additional hand shower, a walk-in shower with monsoon head, additional hand shower and recessed alcove for toiletries, alongside a twin vanity wash hand basin with illuminated mirror above and electric toothbrush charger. A back-to-wall w.c. and brushed gold heated towel rail complete the space, all set against elegant, grey vein tiling in a combination of marble-effect and herringbone finishes. Rear-facing windows with partially opaque glazing provide both natural light and privacy.



The second bedroom is also positioned to the rear and enjoys its own balcony with privacy screening. The room is a double room with a television point, vertical column radiator and is serviced by an en suite with marble-effect tiling to splash areas. This is equipped with a three-piece suite comprising of a shower with bi-folding glazed doors and a monsoon shower head plus additional hand shower, a vanity wash hand basin below an opaque window to the side, close coupled w.c. and chrome heated towel rail.



Bedroom three is positioned to the front of the property and enjoys high ceilings, creating a wonderful sense of space with an abundance of natural light through a large front-facing window. A well-proportioned double room, it is enhanced by recessed

downlighting and warmed by twin vertical column radiators. The en suite features a wet-room style, walk-in shower, vanity wash hand basin, close-coupled w.c. and a chrome heated towel rail.



Bedrooms four and five offer two further well-proportioned rooms, each benefiting from television points, recessed downlighting and vertical column radiators. Bedroom four enjoys a large front-facing window, while bedroom five features a window to the side and a walk-in storage cupboard, ideal for use as a wardrobe.



Bathroom bliss...

Concluding the first-floor accommodation, the stunning family bathroom is warmed by underfloor heating and holds a well-appointed four-piece suite set against dark grey marble-effect wall tiling, complemented by grey ceramic floor tiles. The suite features a freestanding bathtub positioned beside an opaque side window, a walk-in wet-room style shower with monsoon head and recessed alcove for toiletries, alongside a vanity wash hand basin and back-to-wall w.c. An integrated electric toothbrush charger and chrome heated towel rail complete the space.



Yours to cultivate...

The rear garden extends to approximately half an acre and begins with a generous patio spanning the rear of the property, providing an ideal setting for al fresco dining and relaxed outdoor living. Beyond, the garden is predominantly laid to lawn, forming a wonderful green canvas and is framed by timber fencing that secure the garden whilst still allowing for enjoyment of the open views across the surrounding fields.



Beyond the front door...

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 the Traditional Walking Day. The property is well positioned within the catchment areas for a number of highly regarded schools, including St Peter's C of E Primary School, St Peter's & St Paul's Catholic Primary School and Bishop Rawstorne C of E Secondary School.

At the heart of the village is the Red Lion public house and first-rate restaurant, a brilliantly stocked Spar general store and post office and 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 holiday cottages and two beautifully presented shops: The Bay Tree Flower Farm & Hattie Smalls. 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.

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 TBC

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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