



1 The Cottage Hollin House Green, Back Lane, Aughton, L39

Price Guide £675,000



Situated in a rural location yet convenient for Aughton amenities, this deceptively spacious three/four bedroom, three reception cottage is set in approx 2.75 acres to include paddocks, stables, and formal gardens. Dating back to 1887 in parts, and hosting a wealth of original and sympathetic features throughout with open views to front and rear.



ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Solid entrance door to the Entrance Porch with double glazed windows to either side, and stone flagged floor. An etched glazed door leads to the:

ENTRANCE HALL

With a double glazed window to front and stairs to first floor. An understairs cupboard and two further built in cupboards provide ample storage space. Parquet flooring and original style cast iron radiator.

LOUNGE

A square bay window to the front enjoys open views across farmland. The room is warmed by a multi fuel burning stove set in an inglenook style fireplace with stone hearth. Exposed beamed ceiling and stone flagged floor. Radiator.

DINING ROOM

Glazed double doors lead through to the Garden Room,. A cast iron fireplace has tiled insets and open fire facility, and there are built in storage cupboards and shelving to one chimney recess. Radiator.

GARDEN ROOM

This is a lovely light and airy room with a live grapevine adorning the ceiling. Stone flagged floor and double glazed French doors with glazed side panels overlooking the gardens. Original style cast iron radiator.

INNER LOBBY

With wooden floor, giving access to:

BATHROOM

Double glazed window to side. Claw foot freestanding bath with telephone style shower/mixer tap attachment, wash hand basin set on wooden storage unit with tiled top, corner shower cubicle, and low level w.c. Heated towel rail.

UTILITY ROOM

Double glazed windows to side and rear and exit door to rear. Built in storage cupboards and two wall mounted cupboards. Tiled work surface with inset Belfast sink. Plumbed for automatic washing machine and space for tumble dryer. Radiator.

From the Dining Room there is open access to the:

KITCHEN

Double glazed window to rear. Fitted with a range of bespoke country style base units with wooden work surfaces. Twin inset Belfast sink units with marble surround. Central island with four ring electric hob set on marble top with drawers, storage and wine rack beneath. Watson (AGA style) two oven range cooker which services the hot water and central heating. Built in wall unit with integrated fridge and pantry style storage. Wall mounted plate rack. Beamed ceiling. Stone flooring. Open to:

ADDITIONAL KITCHEN AREA

Double glazed window to rear and side and exit door to rear. Fitted with wall and base units with work surfaces over and inset porcelain sink. Space for American style fridge freezer. Built in storage cupboard with shelving. Open tread staircase to additional storage space/study area. Brick tiled floor with underfloor heating.

SNUG/OFFICE/4TH BEDROOM

Double glazed window to side. Paddle tread staircase to hobby/play room with two Velux windows. and laminate flooring.

SHOWER ROOM

Fully tiled shower room with corner shower cubicle, vanity wash hand basin and low level w.c.

FIRST FLOOR ACCOMMODATION

LANDING

Spacious landing with double glazed window to side. Access to loft via Slingsby style ladder. Built in double storage cupboard. Radiator.

BEDROOM 1

Double glazed window to front. Exposed wooden floor. Feature cast iron fire surround. Two double built in wardrobes. Radiator.

BEDROOM 2

Double glazed window to rear. Laminate flooring. Feature cast iron fireplace. Radiator.

BEDROOM 3

Two double glazed windows to rear. Fitted with a built in desk/study area, built in shelving units, and a four door wardrobe with drawers. Radiator.

BATHROOM

Double glazed window to front. Freestanding claw foot bath with shower/tap mixer attachment, twin inset wash hand basin with granite surrounds, bidet, double shower cubicle and low level w.c. Heated towel rail and radiator. Tiled floor with underfloor heating.

FRONT

The property is approached via a side driveway leading to the stable yard area, three stables plus haystore/tack room currently used as one open plan joinery workshop. The front cottage style garden is gravelled planted with lavender plants and shrubs. The property enjoys open views over farmland.

REAR

To the rear of the property are the formal South facing gardens comprising stone flagged patio area with brick built barbecue/grill. Steps lead up the lawned areas interspersed with mature trees. The paddocks measure approximately two acres with open farmland beyond.

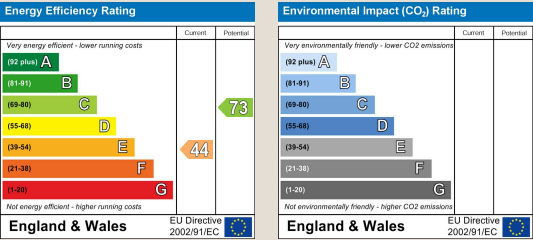
Area Map



Floor Plans



Energy Efficiency Graph



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