



***4 Black Horse Cottages
The Old Stores, Town Lane, Much Hoole
Was £229,950 Now £215,000***



Originally two properties, these are now combined to make a most deceptively spacious **COTTAGE**, whilst retaining that cosy country feeling, especially with the kitchen which features a gas fired *Raeburn* stove and central heating system.

In addition to the dining kitchen there are three reception rooms on the ground floor, four bedrooms and a bathroom to the first floor.

Outside there is a macadammed parking area leading to the York stone flagged terraced entrance.

Directions: From our Croston Office, proceed along Town Road in a northerly direction and at the junction with Westhead Road and Station Road bear right into Station Road. Continue right through the village and at the mini roundabout turn left over the railway line and proceed through the village of Bretherton. Continue through the village until the junction with the A59 and turn right towards Preston. Continue for 0.7 mile and at the Black Horse turn right at the front of the public house and take the first right into Town Lane. The property is situated on the right hand side.

1 Fazackerley Street
Chorley
Lancashire
PR7 1BG
Tel: 01257 241173
Fax: 01257 261806

297 The Green
Ecclestone
Chorley
Lancashire
PR7 5TS
Tel: 01257 452702

22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

10 Babylon Lane
Adlington
Chorley
Lancashire
PR6 9NN
Tel: 01257 481203

The Accommodation Comprises

Entrance

The main entrance is via a York stone flagged terraced area from Town Road and is through a traditional pine battened door.

Reception Room

3.92m x 3.59m
13'0 x 11'9

Stripped pine floor; brick inglenook; stone flagged hearth; original timbered beams; central heating radiator with thermostatic control; double glazed window; power points; staircase to first floor.



Reception Room

4.61m x 3.02m
15'2 x 10'0

Stripped pine floor; brick inglenook fitted with a cast iron multi fuel stove on a stone flagged hearth; two period pine battened doors; double aspects through double glazed windows; power points; central heating radiator with thermostatic control; television socket.



Reception Room

4.60m x 3.44m
15'1 x 11'4

Stripped pine floor; brick inglenook with stone flagged hearth; double aspects through double glazed windows; power points; central heating radiator with thermostatic control; stable door to outside; *Baxi* wall mounted gas fired combination central heating boiler; balustraded staircase to first floor.



Dining Kitchen

5.44m x 3.17m
18'0 x 10'5



This country style fitted kitchen features an excellent gas fired *Raeburn* stove which provides *Aga* style cooking and central heating; the fitted units are hand made and covered with solid sycamore worktops; under which is slung a porcelain Belfast sink with a brass period monobloc mixer tap; further vegetable Belfast sink with period cold water tap; stripped pine floor; power points; downlighting; spacious understairs storage area; hidden matching cupboards which are plumbed for dishwasher and automatic washing machine; double glazed window; central heating radiator with thermostatic control; exposed timber beams; brick pillar.



FIRST FLOOR

Landing

Central heating radiator with thermostatic control; built-in cylinder/airing cupboard; loft access.

Bathroom

2.56m x 2.13m
8'5 x 7'0



A good sized bathroom containing a four piece period suite in white incorporating a roll top cast iron bath with claw feet; close coupled WC; bidet; pedestal wash hand basin; central heating radiator; pine floor; double glazed window; extractor fan; period pine battened door.

Bedroom

4.42m x 3.48m
14'6 x 11'5

A good sized bedroom which has retained the excellent original wide planked stripped pine floor; power points; cast iron fireplace; central heating radiator with thermostatic control; double glazed window; period stripped pine battened door.



Bedroom

3.19m x 2.80m
10'6 x 9'2

Boarded pine floor; double glazed window; power points; central heating radiator with thermostatic control; period stripped pine battened door.



Bedroom

4.58m x 3.46m
15'0 x 11'4

Pine boarded floor; cast iron fireplace on a stone flagged hearth; central heating radiator with thermostatic control; exposed timber beams; power points; double glazed window.



Bedroom

4.58m x 3.01m
15'1 x 10'0

Stripped pine floor with wide planks; central heating radiator with thermostatic control; power points; exposed timber beam; double glazed window; period stripped pine battened door.



OUTSIDE

Macadammed Parking Area

Leading to the previously described York stone flagged terraced area providing access to the entrance and area for seating and potted plants etc.