



*Lombardy Cottage, Common Lane*

Culcheth



**Miller Metcalfe**  
PRESTIGE

SINCE 1891



Welcome to this charming four-bedroom detached property, situated on the prestigious and popular Common Lane, being privately nestled behind the public green area, where the village's history states that maypole dancing took place in years gone past.

This family home evokes a warm and welcoming feeling, immediately upon entering the entrance porch, into the entrance hallway, where the timeless elegance of stained glass windows/door panels and wooden Parquet flooring greets you.

This delightful home boasts a carefully crafted layout, offering spaces for both relaxation and entertainment. The lounge exudes warmth and comfort, with an inset log-burner fire, inviting you to unwind by its hearth on cold winter evenings. Pocket doors lead from the lounge into the sunroom, which has bi-folding doors that open onto a serene side garden, creating a seamless indoor-outdoor flow.





The well-proportioned dining room sets the scene for memorable gatherings, and leads conveniently through to the open-plan kitchen with sitting area.

Without a doubt, the heart of this beautiful home resides in the open-plan kitchen, complete with snug which makes a great socialising space. A convenient utility room and guest WC add practicality to the ground floor, catering to the needs of modern living.

Ascending the staircase, you'll discover four generously proportioned double bedrooms. Bedroom one enjoys the luxury of an en-suite shower room, whilst a separate family bathroom serves the remaining bedrooms, ensuring convenience for all occupants.

With its welcoming ambiance and spacious layout, this property embodies the essence of a perfect family home. A gated driveway for several vehicles, detached double garage and a wraparound garden, where the sun's rays can be caught at different spots throughout the day, complete the charms and appeal of this stunning family home.

Viewings of this unique detached property are essential, in order to fully appreciate the size and ambiance of this lovely family home.

## *Entrance Hall & Guest WC*

The property is entered via an entrance porch at the front, which has a tiled floor and features doors with stained-glass panels leading into the entrance hallway.

The hallway is a warm and welcoming space, fitted with parquet flooring and a stunning feature stained glass window on the stairwell.

The cloakroom/guest WC provides a modern-day convenience to serve visiting guests.







## *Breakfast Kitchen / Snug & Utility Room*

The open-plan kitchen and snug provides a great family and entertaining space, with the kitchen area being fitted with shaker-style wall and base units, with an integrated fridge freezer and dishwasher, french doors providing side external access and skylight windows which allow light to flood light into the room. The utility room leads off the kitchen and provides further fitted wall and base units, with space for a washing machine and fridge-freezer, along with rear external access.









## Reception Rooms

This delightful property benefits from three reception rooms.

The lounge is a homely room, fitted with an inset log-burner, set within a brick surround. Sliding pocket doors lead from the lounge into the serene, sun-room, kept bright by the skylight windows, dual aspect windows and bi-fold doors, which provide access and views into the tranquil and picturesque side garden area.

The third reception room is the formal dining room, which is fitted with parque flooring and an open fire. This room leads conveniently through to the open-plan kitchen and sitting room.











## *Bedrooms & Bathrooms*

The generous landing area is used by the current vendors as a study area and provides access to the four well-proportioned double bedrooms.

Bedroom one is dual-aspect room, which benefits from an adjacent en suite shower room, comprising of a shower cubicle, vanity hand basin and low level flush WC, with partially tiled walls and laminate flooring. Another of the bedrooms benefits from a fitted handbasin whilst a further bedroom features ceiling apex-detailing.

The family bathroom completes the first floor accommodation, which is fitted with a bath, with shower above, low-level flush WC and vanity hand-basin, with partial wooden panelling to the walls and a tiled floor.









## *External Areas*

The property is set within a well-proportioned plot, approximately a fifth of an acre in size. The tarmac driveway is gated, providing parking for 8+ vehicles and leads to a detached double garage with electric doors. This house has 3 phase electric, perfect for those with electric cars who need to install a fast charging car point.

The wraparound garden is gated to both sides and comprises of lawned areas to the front and sides, a paved patio and tranquil and relaxing water feature to the rear.





## Additional Information

Tenure:- Freehold

Council Tax Band:- E.

Approximate annual price:- £2,407 (minimum)

Mobile Coverage:-

Vodafone

Three

02

Broadband:-

Basic: 19 Mbps

Superfast: 80 Mbps

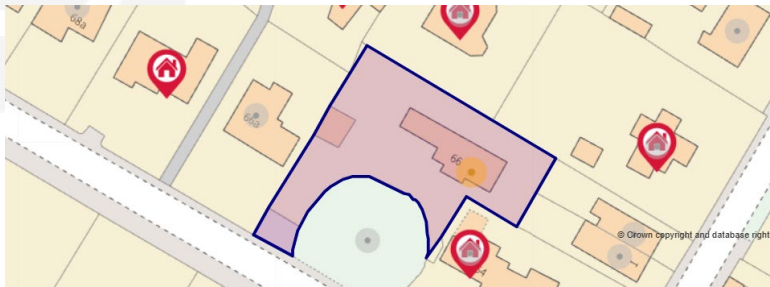
Ultrafast: 1000 Mbps

Satellite / Fibre TV Availability:-

BT

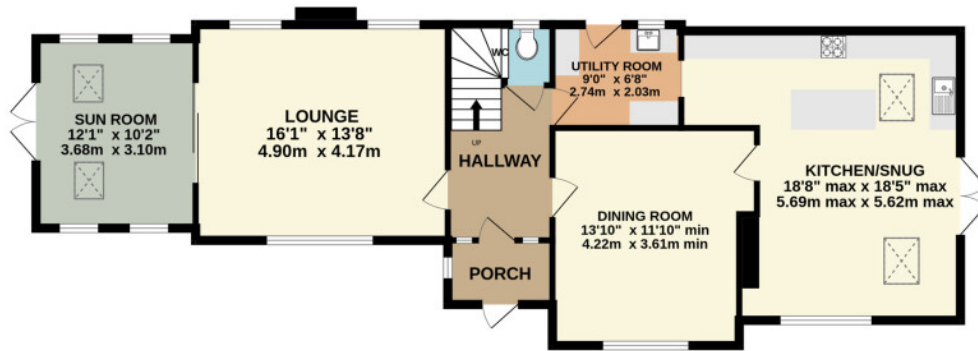
Sky

EPC Rating - C

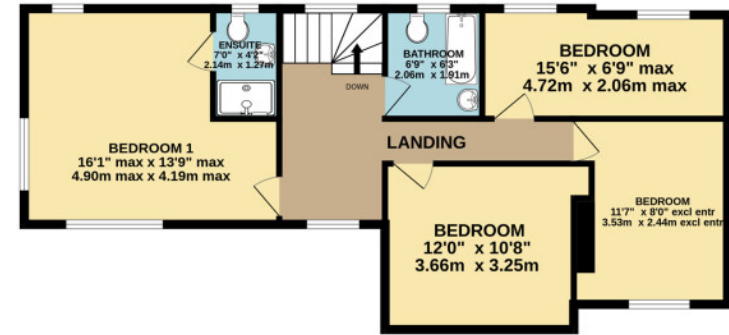




GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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