



22 SHAW BROW

Whittle le Woods



Stone cottage living with a contemporary twist comes to the highly desirable village of Whittle le Woods. Nestled on a quiet brow, only a short distance from the main commuter routes of the A6, M6, M61 and M65, the colourful stone cottage of Number 22, Shaw Brow sits behind a stone walled, landscaped flagstone and shingle front garden with off road parking on the driveway. A true Tardis; a treasure trove of rooms awaits within.

Step inside & explore...

With its origins in Whittle le Woods' mill heritage, the cottage remained under the ownership of the same family until the current owners took over the residency. Steeped in local historical interest, originally two small cottages, now combined, it is believed the cottages were once owned by the mill master.

Beyond the sage grey painted front door, emerge into a homely snug, where the outside world instantly feels a million miles away, replaced by the cosy roar of a log-burning stove set within its stone surround and exposed York stone flooring. An alcove beside the fire is perfect for stacking your logs, whilst the rusticity is echoed in the exposed beam overhead. Light enters through the front window. Above, crisp, contemporary spotlighting helps to gently introduce modern conveniences, counterbalancing more traditional touches such as the cast iron style radiator and solid oak skirtings.





Serene Spaces

Step through to the kitchen, where the York stone flooring continues smoothly underfoot. Dove grey units house plenty of space for your crockery, pots and culinary essentials. Integrated appliances include an induction hob with extractor fan, waist height oven and charcoal sink. Rinse the glasses with views out to the garden. Open the oak door to discover even more storage space beneath the stairs.

Nestled off the kitchen is the utility room, dressed in York stone flooring and surprisingly spacious, accommodating a dishwasher, sink, French doors leading to the driveway (a handy everyday entrance when returning home with shopping) and access to a downstairs WC, part tiled and fitted with toilet, heated towel rail and wash basin.

Privately set back from the main living areas and accessed via the utility room is the study, clad in oak flooring. Where better to hide away and get your head down to work, without fear of being disturbed or interrupted? A versatile home with plenty of spaces for grown-ups and teenagers to have their own private areas, this room could even serve as a yoga studio or gym.

Flow through to the dining room, clad in oak flooring, with deep, tall windows inviting light in and providing views out to the private garden. Soft uplighting to the walls helps create a low key, intimate ambience for romantic dinners and relaxed evenings feasting around the table with family and friends.



Relax & Unwind

Passing beneath an original beam, the dining room opens up to the front into a cosy, inviting lounge. Snuggle up on the sofa in front of the traditional style log-burning stove, set within a stone chimney breast. A room simply made for Christmas, cosy up with a festive movie, a glass of mulled wine and the stockings hung by the fire. Uplighting casts a soft glow within the alcoves to either side, where there is space for furniture and media items such as a television. Note the stone shelving and other traditional touches which decorate the room.



"The house comes into its own during the winter months with both log burners roaring."



Rest & Refresh

When slumber calls take the oak staircase up to the first floor, turning right to emerge in the master bedroom. Spacious and bright, light pours in through the front window. With ample space for your king-size bed, wardrobe and more, admire the rustic features including the exposed beam overhead, oak windowsill and original fireplace.

Refresh and revive in the ensuite, tiled underfoot and featuring a crisp white walk-in shower with drench head and handheld attachment, pedestal wash basin and WC. Exposed beams and spotlighting sit aside the Velux, showering natural light down from above. Additional storage is built in overhead.

Directly across from the master bedroom, discover the fourth bedroom, a small double with space for a dressing table, wardrobe and the added bonus of its own wash basin and shower. A duet of windows overlooks the garden to the rear.

Sweet Dreams

Returning to the landing, turn right into a sumptuously sized double bedroom, whose vaulted ceiling offers cleverly concealed storage above the exposed beam which runs to the window at the front. Oak flooring pervades underfoot in here and through all the bedrooms. Spotlighting and uplighting offer the choice of ambience whether preparing your look at the dressing table or reading a book at night. A large flat screen television is mounted above the original stone fireplace on the chimney breast.

Flow out and into the family bathroom, a spacious room with separate walk-in shower, tiled in sandy tones with a mosaic border. There is also a deep, fitted bath, WC and wash basin, all amply illuminated by spotlighting and a large Velux above.

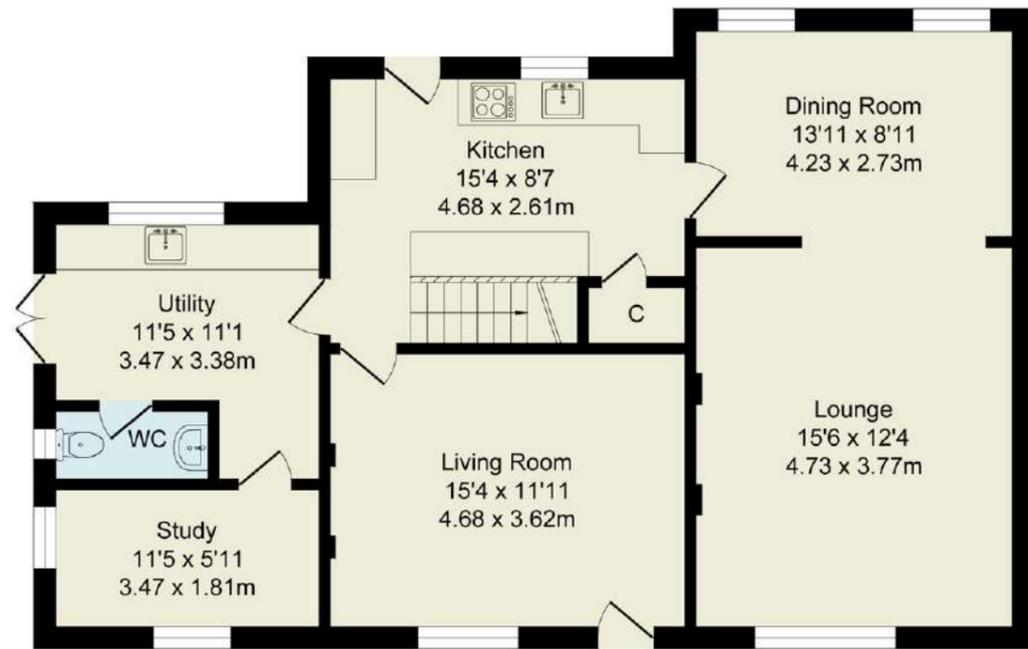
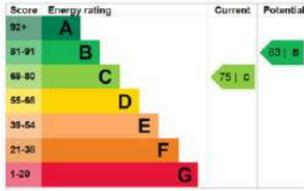
Finally, arrive at the third bedroom, currently featuring a double bed and study desk. The quirky slope of the ceiling and low cottage style window overlooking the garden add character and quaintness to this bedroom, sure to be appealing to children.

Returning downstairs, step outside from the kitchen to explore the garden, which has recently undergone extensive landscaping work to create a serene haven with a raised seating area looking out towards the local church. Sit outside with a gin and tonic after a busy week at work and savour the serenity of this secluded spot.

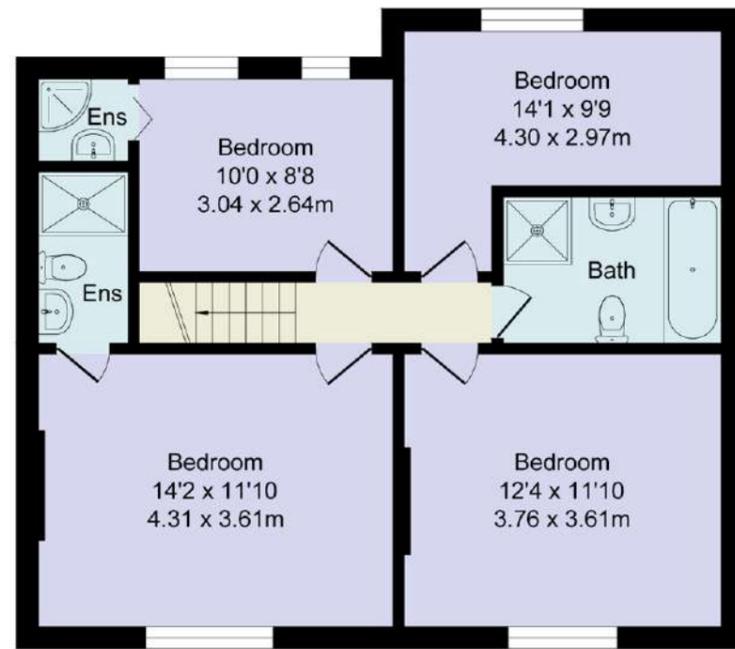


Total Approx. Floor Area 1675 Sq.ft. (155.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 942 Sq.Ft (87.5 Sq.M.)



First Floor
 Approx. Floor Area 733 Sq.Ft (68.1 Sq.M.)



Out & About

Directly located on the fringes of the peaceful village of Whittle le Woods, Number 22, Shaw Brow is perfectly placed only a short distance from the main commuter routes of the A6, M6, M61 and M65. Buckshaw Parkway Train Station is a just over five minutes' drive from home.

Only a short walk away is your local pub, The Roebuck, whilst other local pubs and restaurants include The Dressers Arms, The Sea View and Med 3 at The Bay Horse.

Shaw Hill Golf Club is also only a minute's walk away for dining and leisure, with its spa and beauty treatment rooms. Take afternoon tea at Whittle Vintage Tea Room and Café.

A combination of wonderful countryside, busy village life and fascinating history all combine nearby. Enjoy fresh air and exercise at nearby Cuerden Valley Wildlife Park and the River Lostock, both within a couple of minutes' walk and with reported sightings of birds such as Kingfishers along with plenty of other wildlife.

Why not take a walk along the Leeds and Liverpool Canal; you are only a short distance from the beautiful Whittle Locks.

Stock up on essentials at the local shops, a mere two-minute drive from the property, where you can also find a newly opened bakery. Larger supermarkets are only slightly further afield at a five-minute drive.

Families are perfectly placed, close to highly sought after, well-performing local schools including Whittle le Woods Church of England Primary School, rated 'Good' by Ofsted.

Whether you are a young professional keen on cottage comforts with the convenience of motorway links and nearby restaurants and bars, or a family looking for local schools and fantastic local walks in a quiet village, Number 22, Shaw Brow ticks all the boxes; a characterful yet contemporary stone fronted cottage with original features and a cosy comforting feel.

