

**School Fold,
Hesketh Bank**



Asking Price **£395,000**



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Smart Move are delighted to offer for sale this exceptionally unique character property. Set on a generous plot of around 0.19 acres, this one-off character cottage offers both spacious internal accommodation of approximately 1,554 sq ft (excluding the detached garage / workshop,) as well as equally large external space with those fantastic mature gardens as well as sweeping driveway to accommodate at least 6 + vehicles (plus the garage.) The property has been extended with care to retain the character of the original cottage and is presented to a high standard both inside and out. In short, we would urge those seeking to purchase a real one-off property to take a closer look at this hidden gem.

The internal layout in brief includes: lounge with log burner and open plan full-height dining room with galleried landing overlooking, ground floor shower room, ground floor WC, garden room / potential ground floor fourth bedroom, inner hall and wow factor open plan kitchen family room with utility room off. To the first floor is the open galleried landing overlooking the reception hall, three bedrooms and the family bathroom.

The plot the property occupies is larger than average and a simple drive-by shall in no way do justice to what lies to the rear, which is a mature private garden and masses of off road parking. The gravelled driveway leads down the right-hand side of the property and can accommodate 6+ vehicles, in addition to the garage / workshop. There are two gates off the driveway, leading to the garden areas, which include a generous patio area with raised fish pond / water feature, hidden vegetable garden area with glass greenhouse and timber garden shed, further gravelled patio area to the rear of the garage, large expanse of lawn with numerous trees and shrubs surrounding and at the end of the garden is gated access to a further water feature / pond.

About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket and Domino's Pizza, making the village close-knit and semi rural yet with all creature comforts and necessities just a short distance away. The village is also geographically situated between Southport, Preston, Ormskirk and Liverpool, making commuting to such cities / towns almost equal distance.



*** Spacious Cottage of Around 1,538 sq ft (exc. garage)**

*** Mature Garden Plot of Approximately 0.19 Acres**

*** Open Plan Kitchen Family Room + Utility Room**

*** Three Bedrooms & Bathroom to First Floor**

*** Sweeping Driveway & Detached Garage / Workshop**

*** A Real One-Off Property with Character Appeal**

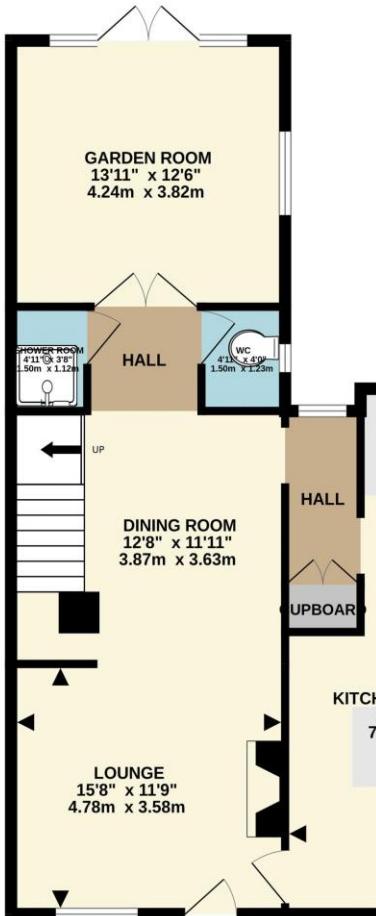
*** Lounge, Dining Room & Garden Room**

*** Garden Room / Bed Four with Shower Room & WC Off**

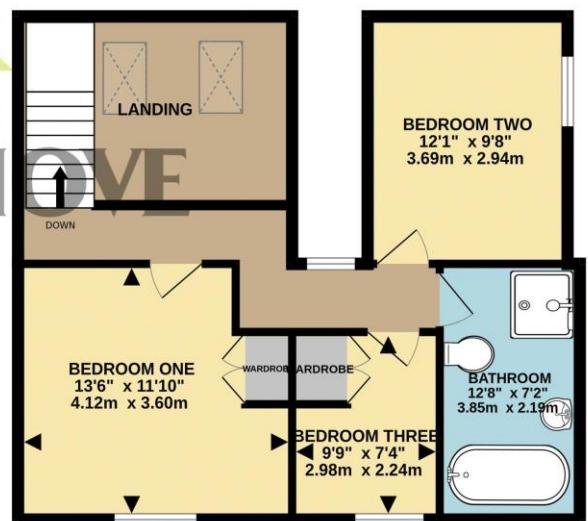
*** Fantastic Sprawling Gardens with Patio & Water Feature / Pond**

*** Freehold, Council Tax C & EPC Rating E**





1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1538 sq.ft. (142.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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 **SMART MOVE**

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.