



ESTATE AGENTS • VALUER • AUCTIONEERS



Brook House Station Road, Wrea Green

- Detached Period Property in the Heart of the Village
- Lounge & Open Plan Living Dining Kitchen
- Cloaks/WC & Cellar
- Three Bedrooms & Bathroom/WC
- Walled Garden to the Rear
- Garage & Excellent Off Road Parking
- Self Contained Annexe/Granny Flat
- Lounge, Kitchen, Bedroom & Shower Room/WC
- Gas Central Heating & Double Glazing
- Freehold & EPC Rating D

£575,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



Brook House Station Road, Wrea Green

GROUND FLOOR

ENTRANCE VESTIBULE

4'2 x 3'3

Approached through an outer door with an upper obscure double glazed fan light. Original tiled floor. Corniced ceiling and dado rails. Inner obscure and colour glazed door leading to:

HALLWAY

8'9 x 3'3

Central hallway with a staircase leading off with original balustrade. Corniced ceiling. Double panel radiator. Panel doors lead off.

RECEPTION ROOM

15'6 into bay x 11'7



Originally a reception room but currently used as a ground floor bedroom. Stone dressed bay window enjoys elevated views of the front garden with inset leaded double glazed panels with three upper opening lights. Double panel radiator. Corniced ceiling and decorative centre rose. Original picture rails have been retained. Television aerial point and power socket for a wall mounted TV.

OPEN PLAN LIVING DINING KITCHEN



Very spacious open plan family kitchen and adjoining living room.

LIVING ROOM

15'6 into bay x 12'6



Walk in stone dressed square bay window again enjoys delightful elevated views of the front garden. Leaded UPVC double glazed windows with two upper opening lights. Double panel radiator. The focal point of the room is a fireplace with a stone surround and raised hearth supporting a cast iron wood burning stove. Corniced ceiling and centre rose. Television aerial point. Laminate wood effect flooring throughout.

KITCHEN

18'8 x 13'



Excellent range of eye and low level fixture cupboards and drawers. Stainless steel one and a half bowl sink unit set in wood block working surfaces with concealed down lighting. Large central island unit with further cupboards and drawers below. Built in appliances comprises: Lamona ceramic hob set into the island unit with an illuminated extractor canopy above. Swan electric oven and grill. Lamona microwave oven above. Integrated fridge and freezer, both with matching cupboard fronts. Integrated dishwasher and Hotpoint washing machine, again with matching cupboard fronts. Wall mounted contemporary panel radiator. Inset ceiling spot lights. Matching wood effect flooring. Double glazed bi-folding patio doors overlook and give direct access to the rear walled garden. Panel doors lead to the Cloaks/WC and Inner Hall.

CLOAKS/WC

7'2 x 3'

UPVC obscure double glazed outer window with a top opening light. Two piece white suite comprises: Counter top sink unit with a display surround, splash back tiling and centre mixer tap. Low level WC. Single panel radiator. Matching flooring.

INNER HALL

With a lockable connecting door to the attached ANNEXE/GRANNY FLAT. Second door conceals the open tread staircase leading down to the Cellar.

CELLAR

Having headroom of 5'8. The rooms have power and lights and are as follows: -

CENTRAL WINE STORE 4'9 X 3'5

ROOM ONE 13'3 X 11'6 MIN

ROOM TWO 13'3 X 12'6 MIN

FIRST FLOOR LANDING

13'6 x 6' max



Approached from the previously described central staircase with matching balustrade. Attractive rear obscure glazed window with coloured glass panels give further light to hall, stairs and landing areas. Single panel radiator. Corniced ceiling. Access to loft space. Panel doors lead off to all rooms.

BEDROOM ONE

16'4 x 13'3 max



(max L-shaped measurements) Spacious principal double bedroom. Two UPVC double glazed leaded windows overlook the front garden with lower opening lights. Note: The windows look on to the front decorative verandah with wrought iron lower balustrade. Double panel radiator.

BEDROOM TWO

13'2 x 11'6



Spacious second double bedroom. Leaded UPVC double glazed window overlooks the front elevation with a lower opening light. Double panel radiator. The original cast iron decorative fire surround has been retained.

BEDROOM THREE

11'6 x 9'5



Third nicely presented double bedroom. UPVC leaded double glazed window overlooks the rear garden and the side courtyard. Upper opening light. Single panel radiator.

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BATHROOM/WC

9'4 x 9'



UPVC obscure double glazed window to the rear elevation with a top opening light. Modern four piece white suite comprises: Freestanding 'claw & ball' bath with a floor mounted centre mixer tap and hand held shower attachment. Step in tiled shower compartment with an overhead plumbed shower and additional hand held shower attachment. Curved pivoting glazed door. Vanity wash hand basin with splash back tiling, centre mixer tap and cupboard below. Low level WC completes the suite. Period style radiator incorporating a towel rail. Inset ceiling spot lights.

OUTSIDE



To the front of Brook Cottage is a walled garden approached through a decorative wrought iron pedestrian gate with central block paved pathway leading up to the front entrance with external light. Lawned gardens to either side of the pathway with side shrub borders. A pathway leads down the side of the property through a brick arch and gate to the side courtyard parking.

The courtyard is approached via Vicarage Close and provides excellent off road parking for a number of cars with access to the Garage and Annexe/Granny Flat. A second brick arch and timber gate gives direct access to the rear enclosed garden with feature high boundary brick walls. The garden has been laid to lawn with mature shrub borders and having steps leading up to the feature raised timber decked patio area.

GARAGE

23'6 x 9'8

Approached through an up and over door. Power and light connected. Garden tap. Double glazed window to the front aspect with a top opening light. Two wall mounted Potterton combi gas central heating boilers serving the main house and annexe.

SELF CONTAINED ANNEXE

Very spacious split level annexe accommodation, ideal for an extended family or guest accommodation.

ENTRANCE HALLWAY



With its own private outer door leading from the side driveway. Inset obscure double glazed panel. UPVC double glazed window to the side with a top opening light. Double panel radiator. Useful built in cloaks/store cupboard. Door leads off to the Bedroom. Steps lead up to the inner hall area with a lockable connecting internal door to the main house. Inset ceiling spot lights. Additional single panel radiator. Panel doors lead off to the Kitchen and Shower Room. Turned staircase with white balustrade leads to:

LOUNGE

22'3 x 19'4



Very spacious upper reception room with pitched ceiling. Two matching UPVC double glazed windows to both the front and rear elevations, all with top opening lights. Inset ceiling spot lights. Four single panel radiators. Laminate wood effect flooring. Television aerial point.

KITCHEN

11'6 x 7'4



UPVC double glazed window overlooks the rear courtyard with a side opening light and window blinds. Eye and low level fixture cupboards and drawers. Incorporating two corner shelving units. Stainless steel one and a half bowl single drainer sink unit with centre mixer tap. Set in laminate working surfaces. Electric cooker point. Illuminated extractor canopy above. Space for a fridge/freezer. Plumbing and space for a washing machine. Double panel radiator. Inset ceiling spot lights.

BEDROOM

19'3 x 9'3



UPVC double glazed window to the front aspect with a top opening light. Double panel radiator. Inset ceiling spot lights.

BATHROOM/WC

10'8 into shower x 6'2



Four piece white suite comprises: Panelled bath. Step in shower cubicle with a plumbed shower and glazed sliding doors. Pedestal wash hand basin with splash back tiling. Wall mounted shaving socket and a wall mounted mirror fronted bathroom cabinet. Low level WC. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

CENTRAL HEATING (COMBI)

The main house and Annexe enjoy the benefit of gas fired central heating from two Potterton combi boilers in the Garage serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band E

LOCATION

Brook House was constructed approximately 125 years ago and is situated in the heart of the village of Wrea Green, which has won 'Best Kept Village Award' over many years and is possibly one of the finest traditional villages in the county, with its cricket square, duck pond and local village amenities including the Primary school and local pub, 'The Grapes'. Wrea Green is conveniently placed within a few minutes driving distance to Kirkham centre, Lytham, St Annes, Blackpool and Preston centres are also within easy reach together with the M55 motorway. The main property offers accommodation including a large open plan living/dining kitchen, three double bedrooms, cellar and walled rear gardens. Book House also features a spacious one bedroomed SELF CONTAINED ANNEXE/GRANNY FLAT. Viewing essential.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested

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clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

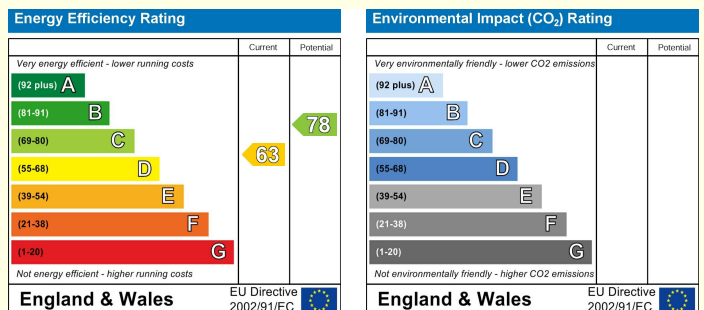
PROPERTY MISDESCRIPTION ACT

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared September 2023



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