



ESTATE AGENTS • VALUER • AUCTIONEERS



1 Manor Cottages The Green, Wrea Green

- Deceptively Spacious End Terraced Thatched Cottage
- Delightful Views Overlooking the Village Green
- Lounge, Dining Room & Conservatory
- Fitted Dining Kitchen
- Study, Utility & Cloaks/WC
- Three Bedrooms
- En Suite Shower/WC & Bathroom/WC
- Feature Cottage Gardens to the Front & Rear, Garage
- No Onward Chain
- Freehold, Council Tax Band F & EPC Rating D

£598,500

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



www.johnardern.com



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GROUND FLOOR

ENTRANCE PORCH

1.45m x 0.91m (4'9 x 3')

Approached through a hardwood outer door. UPVC double glazed window to the front elevation. Single panel radiator. Side electric meter cupboard. Overhead light. Decorative tiled floor. Inner 'stable' door with an inset glazed panel leads to the Lounge.

LOUNGE

5.61m x 5.00m (18'5 x 16'5)

Very well proportioned principal reception room. Two double glazed windows enjoy an outlook over the front garden. Both with top opening lights. Two double panel radiators. Television aerial point. Feature beamed ceiling. Telephone point. Focal point of the room is an exposed brick fireplace with a wooden display plinth and a gas coal effect living flame fire. Turned staircase leads off to the first floor with a spindled balustrade. Useful understair cloaks/store cupboard. Square arch and step leading down to the adjoining Dining Room.



DINING ROOM

4.90m x 2.79m (16'1 x 9'2)

Second good sized reception room. Two double glazed windows to the side aspect, both with top opening lights. Additional double glazed window to the rear providing further

excellent natural light. Inset ceiling spot lights. Cottage style door leading to the Kitchen.



OPEN PLAN DINING KITCHEN

4.32m x 3.45m (14'2 x 11'4)

Fitted family Kitchen with two double glazed windows to the rear, again both with top opening lights. Good range of eye and low level cupboards and drawers. Incorporating an illuminated glazed display unit. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in wood effect laminate working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Neff four ring electric induction hob. Illuminated extractor above. Neff electric oven and grill. Microwave oven and warming drawer below. Miele integrated dishwasher with a matching cupboard front. Integrated larder fridge with a large top freezer compartment. Ceramic tiled floor. Double panel radiator. Inset ceiling spot lights. Door leads to the inner Hall. The Kitchen is open to the adjoining Conservatory.





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CONSERVATORY

2.82m x 2.64m (9'3 x 8'8)

Delightful sunny conservatory with a pitched glazed roof, central ceiling fan, opening light and part integral fitted blinds. UPVC double glazed windows overlook the private rear garden with a number of top opening lights. Double glazed double opening French doors give direct garden access. Ceramic tiled floor. Double panel radiator.



INNER HALL

2.57m x 0.81m (8'5 x 2'8)

With the Utility, WC and office leading off. Matching tiled floor. Single panel radiator. Roof light providing some natural borrowed light.

UTILITY

2.31m x 1.75m (7'7 x 5'9)

Useful separate Utility area. Fitted eye and low level cupboards and shelving. Stainless steel single drainer sink unit set in a work top with splash back tiling. Plumbing for a washing machine. Space for a fridge/freezer. Matching tiled floor. Overhead light.



CLOAKS/WC

1.83m x 1.07m (6' x 3'6)

Two piece white suite comprises: Low level WC. Pedestal wash hand basin with splash back tiling. Overhead light. Matching tiled floor. Single panel radiator.



HOME OFFICE

2.34m x 1.93m (7'8 x 6'4)

Well fitted home office. UPVC obscure double glazed high level window to the rear elevation. Side opening light. Large fitted desk unit with shelving and double cupboard below. Wall mounted shelving. Number of phone points. Single panel radiator.



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FRIST FLOOR LANDING

5.99m x 0.99m (19'8 x 3'3)

Approached from the previously described staircase. Access to the loft space. Corniced ceiling. Built in cupboard with pine shelving for linen storage and a wall mirror. Single panel radiator. Wall mounted central heating programmer control.

LOFT

5.69m x 3.48m (18'8 x 11'5)

Very useful boarded and carpeted loft. Accessed via a pull down metal ladder. Pitched ceiling and access points to the roof eaves. Double glazed window to the side elevation with a side opening light provides natural light. Panel radiator. Power and light connected. Television aerial point.



BEDROOM SUITE ONE

3.89m x 3.56m (12'9 x 11'8)

Good sized principal double bedroom. Two double glazed windows to the front elevation which has superb views of the Village Green. Both with top opening lights. Double panel radiator. Corniced ceiling. Inset ceiling spot lights. Television

aerial point. Fitted kneehole dressing table with drawers to either side and a matching illuminated mirror above. Fitted double wardrobe. Matching bedside drawer units and single wardrobes, with additional overbed storage. Doors leading to the En Suite and a WALK IN WARDROBE 8'7 x 3'8 with an overhead light, single panel radiator, hanging rails and shelving.



EN SUITE SHOWER/WC

2.57m into shower x 1.45m (8'5 into shower x 4'9)

Obscure double glazed window to the side elevation with a top opening light. Three piece suite comprises: Step in shower compartment with a plumbed shower. Vanity wash hand basin with a cupboard below and a centre mixer tap. Set in a laminate display surround with an adjoining semi concealed low level WC. Illuminated wall mirror. Tiled walls and floor with electric underfloor heating. Chrome heated ladder towel rail. Inset ceiling spot lights.



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BEDROOM TWO

3.61m x 2.79m (11'10 x 9'2)

Second double bedroom. Double glazed window to the side elevation with a top opening light. Television aerial point. Single panel radiator. Corniced ceiling.



BEDROOM THREE

3.43m x 2.18m (11'3 x 7'2)

Third good sized and well fitted single bedroom. Double glazed window to the rear elevation with two top opening lights. Fitted bedroom furniture comprises. Two double wardrobes. Bedside drawer unit and single matching fitted headboard. Kneehole dressing table with a cupboard and drawers below. Corniced ceiling. Single panel radiator. Television aerial point.



BATHROOM/WC

2.51m x 2.03m (8'3 x 6'8)

Obscure double glazed window to the side elevation with a top opening light. Three piece white suite comprises: Wood panelled bath with a decorative glazed screen and a plumbed over bath shower. Armitage Shanks pedestal wash hand basin. Wall mirror above with a strip light and shaving point. Low level WC completes the suite. Part tiled walls. Double panel radiator. Built in cupboard houses a British Gas combi gas central heating boiler with a display shelf above. Corniced ceiling.



FRONT GARDEN

To the front of the property is a very attractive traditional cottage garden approached through a timber pedestrian gate. With a long stone flagged curved pathway, supported either side by very well stocked flower and shrub borders with inset garden lighting. The pathway leads to the private front entrance porch with trellis work and climbing plants to the side. Timber gate gives direct access to the rear garden. To the right of the bungalow situated next door is a stone chipped driveway which we understand passes with this



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cottage and provides access to the garage at the rear. The owners of the Bungalow and 2 Manor Cottages have pedestrian and vehicular right of way across this driveway (Solicitors to confirm).



REAR GARDEN

To the immediate rear is a good sized enclosed garden which enjoys a sunny easterly facing aspect. With crazy paved patio areas, stone chipped areas and matching pathways. Steps lead up to the lawned area, again surrounded by well stocked flower and shrub borders. Additional rear corner private patio area. Outside tap and external lighting. Timber gate leads directly to the rear stone chipped driveway and Garage. A wide pathway continues along the side of the property with mature side shrubs and timber gate as previously mentioned to the front garden.



GARAGE

5.82m x 3.25m (19'1 x 10'8)

Good sized brick garage with a pitched roof, approached via the stone chipped driveway. Having an electric up and over door and side hardwood personal door with inset reinforced glass panel. Matching glazed window to the side. Power and light connected.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a British Gas combi boiler in the Bathroom serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

THATCHED ROOF

The thatched roof is ready to be replaced and the owners have booked this with their Thatcher, this is scheduled for May/June 2025



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TENURE FREEHOLD/COUNCIL TAX

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

INTERNET CONNECTION

Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This superb and deceptively spacious three bedroomed end of terraced thatched cottage is situated on The Green enjoying views looking directly over 'The Green' with cricket square and duck pond in the back ground. The property is set in the centre of this charming village which has won the best kept village award over many years and is arguably one of the finest traditional villages in the county. Being within yards to the primary school, village store and The Grapes pub/restaurant. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway. An internal viewing is strongly recommended to appreciate what this property has to offer with delightful private cottage gardens to the front and rear. No onward chain.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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

Consumer Protection from Unfair Trading Regulation

John Arden & 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 March 2025

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1, Manor Cottages, The Green, Wrea Green, PR4 2WW



Total Area: 140.2 m² ... 1509 ft²

All measurements are approximate and for display purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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