



ESTATE AGENTS • VALUER • AUCTIONEERS



White Lodge The Greenside, Wrea Green

- Extended Detached Period Cottage Dating Back to 1675
- In the Heart of the Village Overlooking the Village Green
- Standing in Stunning Mature Gardens
- Reception Hall, Three Reception Rooms & Front Conservatory
- Kitchen, Utility & Ground Floor Shower Room/WC
- Four Bedrooms, Bathroom & WC
- Additional Self Contained 1st Floor Studio/Lounge/5th Bedroom
- Separate Coach House with Separate Driveway Offering Potential for Further Accommodation
- Double Garage & Private Inner Courtyard Parking
- No Onward Chain, Freehold, Council Tax Band G, EPC Rating D

£1,700,000

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



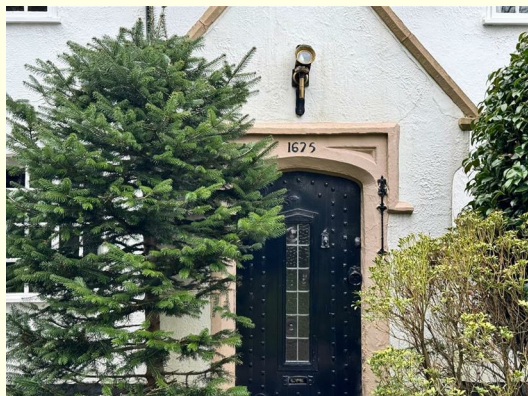
www.johnardern.com



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GROUND FLOOR

Feature cottage entrance with stone work and inset carved date 1675. External wall light.



FRONT ENTRANCE

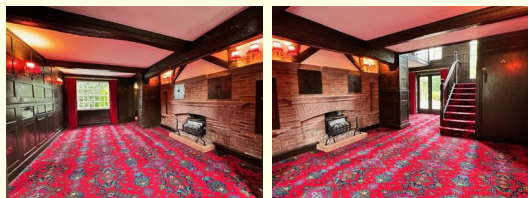
2.87m x 1.57m (9'5 x 5'2)

Approached through an outer door with an inset obscure glazed panel. Overhead light and two wall lights. Single panel radiator.

RECEPTION HALLWAY

7.37m x 4.42m max (24'2 x 14'6 max)

Impressive oak panelled central Hall with exposed beamed ceiling. Glazed window overlooks the front gardens with two side opening lights. Oak display sill. Four wall lights. Focal point is an exposed brick fireplace with display recesses and small inset cupboards. A turned staircase leads off to the first floor galleried landing. Deep understair cloaks store/meter cupboard. Double opening glazed doors overlook and give direct access to the inner courtyard with mature gardens beyond.



PRINCIPAL LOUNGE

7.98m x 4.80m (26'2 x 15'9)

Spacious principal reception room. Feature curved bay window overlooks the front gardens. Two side opening lights. Curved single panel radiator below. Beamed ceiling and four wall lights. Two additional single panel radiators. Television

aerial point. Focal point again is a fireplace with a polished wood surround, raised marble hearth and inset with an open grate. Double opening glazed doors overlooking and giving direct access to the rear of White Lodge.



MORNING ROOM

4.70m x 3.71m min (15'5 x 12'2 min)

Second good sized inner reception room. Glazed window overlooks the front aspect with two side opening lights. Single panel radiator. Two wall lights. Beamed ceiling. Feature period style fireplace with a carved oak surround and tiled hearth supporting an open decorative grate. Internal door to the adjoining Kitchen. Double opening glazed doors leading to the Sitting Room.



STUDY/SITTING ROOM

4.65m x 3.25m (15'3 x 10'8)

Glazed window to the side of the property with two side opening lights. Glazed door also giving direct access to the 2nd driveway. Double panel radiator. Extensive fitted display book shelves with cupboards below to one wall. Two overhead lights. Double opening glazed doors leading to the



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Conservatory. Inner door leading to the ground floor Cloakroom, Utility and 1st floor Studio/Lounge.

CONSERVATORY

3.78m x 3.38m (12'5 x 11'1)

Good sized front timber framed Conservatory benefitting from views across the private front gardens. Double opening glazed doors giving direct garden access. Glazed windows to the side with a number of opening lights. Pitched glazed ceiling. Tiled floor. Double panel radiator. Power point.



KITCHEN

4.78m x 3.25m (15'8 x 10'8)

Glazed window overlooks the rear of the property with two side opening lights. Adjoining glazed panel door with sunken mat well gives direct access to the rear courtyard. Range of eye and low level cupboards and drawers. Incorporating a corner display unit. Stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with concealed downlighting. Built in appliances comprise: Blomberg four ring electric ceramic hob. Illuminated extractor above. Neff electric oven and grill. Neff integrated dishwasher. Integrated fridge and freezer with matching cupboard fronts. Single panel radiator. Wood panelled ceiling with inset spot lights. Door reveals a useful walk in tiled pantry cupboard with overhead light and shelving. Door leading to the Reception Hall.



CLOAKROOM/SHOWER ROOM/WC

4.65m x 2.49m (15'3 x 8'2)

Useful ground floor Shower Room. Two obscure glazed windows to the side elevation, both with top opening lights. Three piece suite comprises: Shower cubicle with a plumbed shower and sliding doors. Armitage Shanks pedestal wash hand basin and low level WC. Wall mounted shaving point. Single panel radiator. Two built in double wardrobes with inset mirrored panels. Adjoining kneehole dressing table with a wall mirror above. Door leading to the Utility.

UTILITY ROOM

Separate Utility Room. Internal door to the GARAGE. Circular stainless steel sink unit set in laminate working surfaces with a cupboard above and below. Plumbing for a washing machine and space for a tumble dryer. Double panel radiator. Turned 2nd staircase with a white spindled balustrade leads to 1st floor accommodation above the Garage. Understair cloaks/store cupboard.

FIRST FLOOR LANDING

5.00m x 1.57m (16'5 x 5'2)

High level glazed window to the side elevation provides good natural light. Double opening deep glazed windows overlook the front aspect. Additional window to the rear aspect. Single panel radiator. Corniced ceiling. Door leading to:

STUDIO/BEDROOM FIVE

5.69m x 5.56m (18'8 x 18'3)

Spacious room which would lend itself to a variety of uses to suit a purchaser's requirements. Two glazed windows to the side overlooking the inner courtyard with side opening lights. Feature arched picture window enjoys a superb outlook over the rear gardens. Double panel radiator. Television aerial point. Corniced ceiling. Telephone point. Additional side window providing additional excellent natural light.





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PRINCIPAL 1ST FLOOR LANDING

4.45m x 3.81m (14'7 x 12'6)

Spacious galleried landing to the main house approached from the previously described staircase from the Reception Hall. Two feature picture windows overlook the rear private aspect and gardens. Telephone point. Access to the loft. Door leading off.



BEDROOM ONE

4.93m x 4.90m (16'2 x 16'1)

Well proportioned principal double bedroom with a pitched ceiling. Window overlooking the front aspect with delightful views of the Village Green. Two side opening lights. Additional window to the side aspect. Single panel radiator. Telephone point. Door leading to the En Suite WC.



EN SUITE WC

1.88m x 1.14m (6'2 x 3'9)

Two piece white suite comprises: Low level WC. Pedestal wash hand basin. Single panel radiator. Overhead light and ceiling extractor fan.

BEDROOM TWO

4.98m x 3.84m (16'4 x 12'7)

Second good sized double bedroom. Window again enjoying the Village views to the front elevation. Two side opening lights. Second window to the side elevation. Single panel radiator. Pitched ceiling with an overhead light.



BEDROOM THREE

3.81m x 3.76m (12'6 x 12'4)

Third front facing double bedroom. Window with two side opening lights. Single panel radiator. Fitted bedroom furniture comprises: Bank of fitted wardrobes with inset mirrored panels, drawers and display shelving. Kneehole dressing table with drawers to either side. Two matching bedside drawer units.



BEDROOM FOUR

3.68m x 1.88m (12'1 x 6'2)

Fourth larger than average bedroom. Window overlooks the rear aspect with two side opening lights. Single panel radiator. Corniced ceiling with an overhead light.



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BATHROOM

3.12m x 3.07m (10'3 x 10'1)

Spacious family bathroom. Windows to both the side and rear elevations. Two piece suite comprises: Panelled bath with an offset mixer tap. Roca pedestal wash hand basin with a centre mixer tap and wall mirror above. Fitted dressing table with drawer below and lighting above. Fitted airing cupboard with inset mirrored panels and housing a Gledhill hot water cylinder with pine shelving for linen storage. Single panel radiator. Corniced ceiling.



SEPARATE WC

2.41m x 0.79m (7'11 x 2'7)

Window to the rear elevation. Roca low level WC. Corniced ceiling and an overhead light.

CENTRAL HEATING

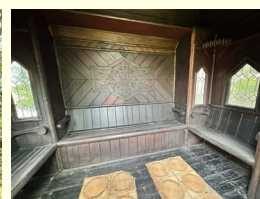
The property enjoys the benefit of gas fired central heating from a Glowworm boiler serving panel radiators and domestic hot water.

OUTSIDE - FRONT GARDENS

White Lodge is approached through double opening wrought iron gates with a stone chipped driveway and matching pathways. The very attractive front garden has been laid to lawn and is surrounded by very well stocked illuminated borders with mature shrubs, flowering plants and mature trees. Further external security lighting. To the front of the garden is a beautiful handcrafted timber framed SUMMER HOUSE 9'9 x 6'4 with feature stained glass opening windows, wooden seating with storage below for garden games etc. A 2nd separate driveway also leads directly to the rear Coach House.

To the stone chipped driveway leads down the side of the property, again supported by beautiful mature borders,

leading to an inner courtyard with excellent off road parking for a number of cars and leading directly to the double GARAGE. With a 2nd feature handcrafted Summer House 'Hilary's Folly', surround by mature trees and shrubs.



REAR GARDENS

A crazy paved pathway leads from the inner courtyard with a side stone flagged raised terrace with ornamental pond. Extensive lawned gardens and woodland beyond, which have to be inspected to be fully appreciated. A Summer House with sliding glazed doors overlooks the very private gardens. To the very rear of the private grounds is a timber gate leading to McCall Close.





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TREE PRESERVATION ORDER

We understand a mature Lime tree situated to the side of the property has a Tree Preservation Order (TPO). Solicitors to confirm.

DOUBLE GARAGE

5.84m x 5.74m (19'2 x 18'10)

Approached through an electric up and over door. Side personal door. Garden tap and ceramic sink. Power and light connected. A side door leads to the second driveway and Coach House.

GARDEN WC

2.31m x 0.84m (7'7 x 2'9)

Adjoining the Garage are brick outbuildings consisting a garden WC and Boiler Room.

BOILER ROOM

2.26m x 1.75m (7'5 x 5'9)

Eye and low level fitted cupboards. Laminate display work top. Wall mounted Glowworm gas central heating boiler. Overhead light.

COACH HOUSE

Self contained Annexe offering great potential to create additional private living space (subject to usual consents). Benefitting from its own driveway leading off The Green.



GROUND FLOOR

Approached through double opening timber doors with inset glazed panels and an external light. Ground floor with power, light and water connected, consisting -



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ROOM ONE 20'1 X 19'4

INNER ROOM 19'10 X 9'2 - Open tread timber staircase leading to the 1st floor

ROOM TWO 19'7 X 12'2 - Door leading to the rear gardens.

The Coach House has the potential for its own private rear stone flagged patio area

FIRST FLOOR

ROOM ONE 29'2 X 20'2 - Large room with a pitched roof and glazed window. Brick arch leads to the rear 2nd room.

ROOM TWO 19'8 X 12'10

LOCATION

White Lodge is a stunning detached period family residence directly facing the Village Green. The original part of the property we understand dates back to 1675 (date stone on front entrance) and stands on a very large plot with beautiful mature gardens and woodland to both the front and rear. An internal and external viewing cannot be too highly stressed to appreciate the potential this property has to offer and the large family accommodation on offer. A private stone chipped driveway leads to the main residence, courtyard parking and double garage. A 2nd driveway leads to the a self contained Coach House which has the potential for to create additional self contained accommodation (subject to the usuals consents). White Lodge enjoys 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. No onward chain.



TENURE FREEHOLD/COUNCIL TAX

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

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

THE GUILD

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

Consumer Protection from Unfair Trading Regulation

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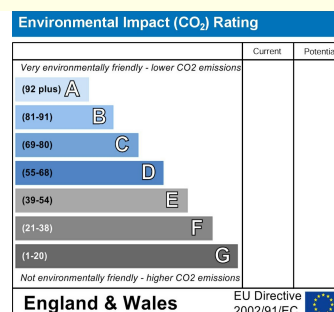
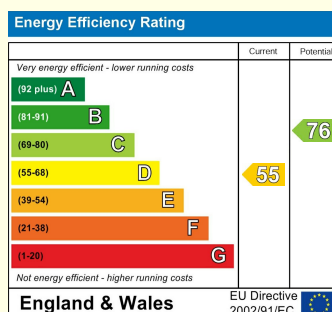
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