



Maria B Evans Estate Agents Limited

Hawett Hill Farm, Hillside Avenue, Hilldale, Parbold WN8 7AW

Offers in excess of £1,125,000



- Handsome, homely detached former farmhouse
- Mindfully restored with an Arts & Crafts flavour
- Finely presented with refined interior decoration
- Three comfortably spacious reception rooms
- Splendid hand-made cabinets to living-dining-kitchen
- Spacious separate utility room and larder store
- Four double bedrooms and family bathroom
- Sumptuous master suite being to the second floor
- Warmed throughout by oil fired central heating
- Set within two acres of tranquil, undulating grounds
- Charming garden area, vegetable plot and paddocks
- Simply breath-taking and far-reaching aspects
- Short distance from village amenities and schools
- Easy access to several commuter transport links

Handsome and homely, this restored, detached, three-storey former farmhouse, with an Arts and Crafts twist and boasting stone lintel framed windows, has had a kind hand and an artful mind directing its complete metamorphosis to a most beautiful home which is set in two acres of undulating grounds and where birdsong is the only interruption to the tranquil setting.

The painted panelled door with lights to either side opens into the square hallway with a polished stone flagged floor and offering an array of character details by way of latch doors and rough-hewn beams and exposed quarter round beams which can be found throughout and betray the age of the farmhouse. Steps down take you to the spacious lounge having windows overlooking the garden and French windows to the sun terrace. The delicately carved, original stone fireplace takes centre stage and surrounding the ornate Georgian grate on the stone hearth. Bespoke oak cabinets to either side provide bookshelves, storage and even conceal the television. There is also an under stairs storage cupboard and a further door reverts back to the hallway passing through an inner space and the staircase to the first floor.

The stone flagged family room has a window overlooking the driveway a corner television stand and an inglenook housing a wood burning stove with a built-in cabinet to the side. Following on, the rear hallway has oak flooring which continues through into the cloakroom, with white wall mounted wash basin and w.c. having a concealed cistern and shoe boxes above, and utility room with rear window, a range of fitted cupboards, plumbing for an automatic washing machine, space for a tumble dryer and fridge freezer, an extended Butlers sink unit and a recently fitted Worcester combination boiler.

The pièce de résistance of the ground floor, however, is the stunning living and dining kitchen with vaulted ceiling which can truly be described as the hub of the home. The bespoke, hand crafted cabinetry in natural shades ooze panache and quality, have every convenience laid to hand, and allow pastoral notes to filter through the cohesive space whilst the mix of polished and honed granite work surfaces sit beautifully atop and the silver Travertine flooring coordinates perfectly. An illuminated niche with a hand fused glass splash-back houses the three-oven Aga and the central island breakfast bar, designed especially for the space, also has a domino induction hob plus a Siemens oven and grill for added convenience. An inset breakfront triple bowl Belfast sink sits neatly beneath the window and has an articulated mixer tap and a boiling water tap, and there is also an integrated automatic dishwasher and fridge freezer. Superb views can be enjoyed from the windows placed to three sides of the room although the perfect place to take them in is sitting at the dining table by the French windows or by the wood burning stove set within the primitive style chimney breast of the living area.

To the first floor, muted shades to the walls of the broad and dual aspect landing with exposed beams anchor in the sophisticated rural feel found throughout this beautiful home. The three double bedrooms on this floor follow the same theme and each has stunning rural views to wake up to. Each is served by the family bathroom which has a deep enamel bath with shower attachment over, a pedestal wash basin and a w.c. The walls are tiled to the splash areas over the white suite and inset spotlights supplement the light from the rear window.

From the landing, a latch door opens to a butterfly flight of stairs which rise, split and twist to the second-floor master suite complete with King Truss having etched glass infill's, exposed supporting beams and a juxtaposed cob wall. There is space for a super king size bed from where the far-reaching views are breath-taking. From the other split of the stairs is the luxurious en suite having a contemporary style stand-alone tub with stand-pump faucets, a walk-in glazed cubicle with rainfall shower, table mounted twin washbasins and a wall mounted w.c. The suite is set against a rustic backdrop of beams and arrow slit windows and, to add to the intrigue, a full-length mirror conceals the dressing room fitted with pippy oak, deep drawer banks and Velux window whilst a further door extends the storage space and doubles as an office space.

The gardens have an easy flow from the York stone flagged and mosaic pebbled terrace edged with lavender beds to the lilting lawns dotted with shrubs and trees which pass orchards, play areas, projects and the potting shed to reach the raised beds of the vegetable patch, complete with bespoke greenhouse, which sits beside the chicken coop and duck house. Yew hedges surround and partake in the parterre garden alongside the summertime eating area with enviable views and positioned above the livestock paddock and wildlife pond.

We are reliably informed that the Tenure of the property is FREEHOLD

Viewing is strictly by appointment through Maria B Evans Estate Agents

The Local Authority is West Lancashire Borough Council

The EPC rating is E

The Council Tax Band is F

The property is served by septic tank

The property is warmed by oil fired central heating

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.



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