



Maria B Evans Estate Agents Limited

Dwerry House Farm, Coopers Lane, Heskin, PR7 5PU

Offers in the region of £3,500,000



- ❖ An exceptional Victorian gentleman's residence
- ❖ Set in approximately 3.6 acres of private grounds
- ❖ Offering 6761 square feet of accommodation
- ❖ Timelessly elegant interior design throughout
- ❖ Five generously spacious reception rooms
- ❖ Refined, bespoke hand finished dining kitchen
- ❖ Stylishly welcoming hallway, staircase and landing
- ❖ Luxuriously lavish and capacious master suite
- ❖ Four further spacious bedrooms, three en suite
- ❖ Superb, sumptuous four-piece family bathroom
- ❖ Parking for numerous cars and linked double garage/annex
- ❖ Detached studio with gym, sauna and mezzanine
- ❖ Studio-adjacent splendid showcase double garage
- ❖ Elevated position with far-reaching rural aspects

A magnificent detached residence, Dwerry House is arguably one of Lancashire's finest homes and one we are proud to have on our portfolio. Set in approximately 3.6 acres of highly private, parkland-style grounds with mature tree-line boundaries, this stunning home is approached through timber electronically controlled double gates to a meandering Tarmac driveway with cobbled edging, beneath a canopy of lime trees. The house sits in an elevated position and the interior has been remodelled in a timeless, classic style with distinctive elements of luxury and a contemporary twist throughout its expansive accommodation. With almost limitless parking areas, there is a connected double garage, a separate detached studio with gymnasium, sauna, mezzanine relaxation area and showcase double garage. The whole house has mood lighting control system by Rako.

Timber double doors open to the vestibule and a further Heritage black aluminium double-doors give way to the impressive, L-shaped hallway being lit by pendant, wall and recessed down-lighting. The graceful, spindle staircase rises and turns to the first floor and classic four-panelled doors open to each of the rooms off. The stone flagged floor continues through to the dining kitchen.



Elegant character features have been retained and intermingle perfectly with the contemporary accompaniments the owner has mindfully introduced. Ambient lighting is strategically placed throughout this beautiful home to enhance the ebb and flow of the rooms whilst an audio system, traditional style radiators and under-floor heating assist with the aura created.

Firstly, and overlooking the front lawn garden, the music/cinema room has deep coving, perimeter recessed down lighting plus a pendant light. For additional warmth there is a striking, black marble fireplace which houses an open fire grate.

Double doors off the music room lead into the principal living room with coffered ceiling, painted wall panels to one wall and double doors to the sun-room. Recessed French doors overlook and open to the front terrace and garden and a further door leads to the hallway. The herringbone woodblock flooring adds a rich texture and the tall, carved oak fire surround with stone inset and hearth surrounds a broad dog-grate.



The superb garden room has a cedar clad ceiling with recessed downlighting, a limestone floor with aluminium bi-folding doors, two side panels and two Velux windows.



First right from the entrance door, the snug has painted panelling to one wall and built-in cabinets and bookshelves to another. Exposed timber rafters and beams line the ceiling and an Adams style painted fire surround with stone flagged hearth encompasses a log burning stove. The front bay window overlooks the front terrace and garden and sliding double doors open to the office which has a window to the side and is fitted with workplace furniture.



Double doors open to the L-shaped dining kitchen with a superb range of two-tone mulberry and grey cabinets, hand finished by Plain English and incorporating an oak lined larder cupboard, glazed display shelves and a plate rack plus an island unit with three pendant lights above. Honed granite worktops surround and the island unit has an inset twin-bowl stainless steel sink unit with Swan neck mixer tap and hand-held spray above. The island also features two integrated Miele automatic dishwashers and has an extended oak breakfast bar to one end. An inset Wolf range cooker with granite splashback and Miele extractor fan over. Other integrated Miele appliances include a wine chiller, full-height fridge and freezer, microwave oven, coffee station and plate-warming drawer. A Heritage black aluminium, full-height bay window surrounds a single door opening to the rear garden. The dining area has exposed ceiling beams, a tall, carved stone fire surround with a brick-back housing a Chesney's log burning stove and there is the pendant light above the adjacent table space.





Completing the main house ground floor accommodation, the cloakroom has a sash window to the rear and a pebble-style granite-topped vanity unit having a hammered steel wash basin with wall mounted taps above and a coordinating a back-to-wall WC.

The rear hall has a broad door to the rear, river-pebble flooring leading the way to the attached wing, laundry room, and the triple garage with power and light.

The laundry has a rear window, slate tiled floor and kitchen complimentary units with an inset porcelain sink unit. Space and plumbing are provided for white goods and there is a door to the household essentials store within set spotlights.

An oak staircase rises to the good-sized bedroom five with three Velux windows to the side. The fully Travertine tiled luxury bathroom has an ellipse-shaped Corian bathtub with wall mounted tap and hand shower over, a Duravit wash basin resting on an oak stand, and a wall-mounted w.c. A chrome ladder style heated rail warms the towels, a Velux window overlooks the side and a door opens to the rear, exterior stone-staircase to the garden.

In the main house, the spindle-balustrade staircase rises to the capacious, U-shaped, first floor landing, with a chandelier point over. Natural light flows through from the rear window at the half-landing and there is space for a comfortable suite and a linen press and French doors to a wrought iron balcony.



First right is the lavish master suite with an inner hall having sliding doors to a dressing room and fitted with a marvellous range of black American oak, wardrobes and drawers to two walls with canopy lighting, silk inlays and corresponding wall coverings. There is a window to the rear, a mirror in the hall and wall-mounted cabinets.

The generously spacious bedroom area has a bay window to the front with an upholstered seat and French windows to a balcony.

Warmed by two ladder-style heated towel rails, the luxurious en suite bathroom is fully Travertine tiled and features a walk-in shower with glass screen, and ellipse bathtub with wall mounted taps, twin wash basins inset into a granite topped cabinet and a wall mounted WC.

Bedroom two has two sash windows to the front with an upholstered window seat, and three fitted wardrobes provide exceptional storage. The charming pink, mosaic-tiled en suite has a long window to the front and is fitted with a Villeroy & Boch white suite comprising a tile-inset bath plus a step-in shower cabinet with sprinkler head, a wall-mounted wash-hand basin with three mirror lights over, and a wall mounted WC.

The stylishly masculine third double bedroom has a side window, recessed downlighting, a wall mounted television and more than ample space for bedroom suite of furniture. The impact continues into the adjacent en suite with opaque side window, oak-trimmed wall tiling and luxury wood laminate flooring forming the backdrop to the white Duravit suite of step-in shower, porcelain wash basin with waterfall-style tap over, and the wall-mounted w.c. plus a chrome heated towel rail. Bedroom four has a window to the front, recessed downlighting and ample space for furniture.

The sumptuous family bathroom is brilliantly light and spacious, has hand-painted wall-panelling to dado height, Travertine flooring and natural river-stone pebble feature wall tiling to the full-width, walk-in shower with glass screen. The Duravit white suite comprises a wall-mounted wash basin with chrome stand and towel rail, a wall-mounted w.c. and a superb Urban Archaeology freestanding bathtub with stand-pump faucets and hand shower alongside. Two heated rails warm the waiting towels.



Outside:

The property is approached via electronically controlled gates which open to a lengthy, meandering tree-lined driveway which continues alongside expansive lawn gardens, with wildlife pond, to reach the elegant period property which enjoys far-reaching rural aspect over its own grounds and beyond. From the drive, stone steps rise to the box-tree lined terrace which stretches across the façade and offers a delightful seating area. The driveway also continues to a further set of timber double gates, with side wrought iron pedestrian gate, which open to a further secure, cobble-sett parking area and gives access to the triple garage with two electric roller-shutter doors, power and light. Attached stone steps to the side rise to the attached wing bedroom above.





Off the driveway, the two-storey stone-built annex sits under a tiled roof with exterior, stone steps to the side. Two sets of bi-fold coated aluminium doors, give way to the annex, plus the door to the gymnasium. The interior has pendant lights, recessed downlights and floor-level power points for gym equipment. Oak doors open to both the fully slate-tiled changing room having a wet-room style shower with glass screen, beech-lined sauna cabinet with interior seats, and the washroom with a two-piece suite and a chrome heated towel rail. The kitchen area is fitted with Siematic grey gloss cabinets with granite worktops over and an inset sink unit with monobloc tap. Beneath is a drinks chiller and an automatic dishwasher. There are stairs rising to the first-floor balcony with a glass balustrade, oak flooring having space for a sofa opposite the ceiling-suspended television. Two vertical tube radiators warm the area which is lit by recessed down-lighting and has oak flooring. Adjacent to the gymnasium annex is a secure, two-car garage with further bi-folding front doors, pendant lighting, power, solid flooring and having a cobbled apron frontage providing parking for numerous cars.

To the rear of the property, a stone flagged terrace offers space for seating and, further along, al fresco dining beside a stone-built fire pit. Two shallow-step staircases rise and turn around an island bed of fruiting trees and ornamental grasses, both reaching a pathway which leads to the orchards and the stock-fenced meadow.





Viewing is strictly by appointment through Maria B Evans Estate Agents

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

The Local Authority is West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is G

Warmed by oil fired traditional style radiators and under-floor heating system

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.