



Maria B Evans Estate Agents Limited

Highfield House, Flag Lane, Bretherton, PR26 9AD

Offers in the region of £1,350,000



A landmark property, Highfield House is situated in a prominent and semi-rural position just on the verge of Bretherton village and enjoying far-reaching pastoral aspects from its prime location. This impressive early-Victorian family home has some fine original features amidst the generously spacious accommodation which extends to just shy of 3370 square feet and offers an under-stated elegance throughout. The property is approached via a lengthy, sweeping driveway to a turning circle at the front and giving way to a cobbled parking area and an attached brick built double garage and a second gated entrance to the property. The well-established surrounding gardens are laid to lawn, paved seating areas, raised sun-terraces, has space for a hot-tub, mature trees and hedging to the boundaries providing a high-degree of seclusion.

The handsome, stone quoin-edged main house is entered via a broad timber door into the sectioned hallway with original Victorian tiled flooring, decorative coving and corbels, hand-painted glazed panels and a staircase to the first floor. The high-ceilinged rooms, some with friezes, each have sizable sash-windows creating a light and airy aura and include the dual aspect principal lounge with tall timber fire surround and multi-fuel burning stove. The large dining room with oak flooring gives way into a study area, the rear conservatory with two doors to the garden, and also into the rear hall which gives access to the cloakroom with two-piece suite, the utility/boot room and the personal door of the double garage with power and light.



Off both the main and rear halls is the attractively appointed living-dining-kitchen fitted with an extensive array of bespoke, Kevin Roper two-tone painted cabinetry and a long central island unit and breakfast bar with curved finish to one end skilfully meeting a circular table and chairs. Parallel to the island, bi-folding doors line the side elevation and open to a raised sun terrace with glazed balcony. A canopy niche houses the Britannia six-ring gas range cooker and the Shaws Original porcelain sink unit gives a nod to its surrounding décor. A chimney breast with decorative Victorian cast iron range and bread oven with open fire has openings to either side giving way to the living room with oak flooring, brick inle with multi-fuel stove and a door back to the main hall. From the kitchen is a door to the cellar and also the delightful stone flagged conservatory relishing uninterrupted rural aspects.



The split-level, first floor landing with chandelier point, gives way to five very spacious double bedrooms, master fitted with Kevin Roper wardrobes and en-suite, another with Sharpes wardrobes, a further en-suite, and three served by the family bathroom with five-piece suite incorporating a roll-top claw-foot bathtub, large shower cubicle twin Savoy wash hand basins and a w.c.







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 Chorley Borough Council

The EPC rating is D

The Council Tax Band is G

The property is served by septic tank

Notes:-

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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