



## **Maria B Evans Estate Agents Limited**

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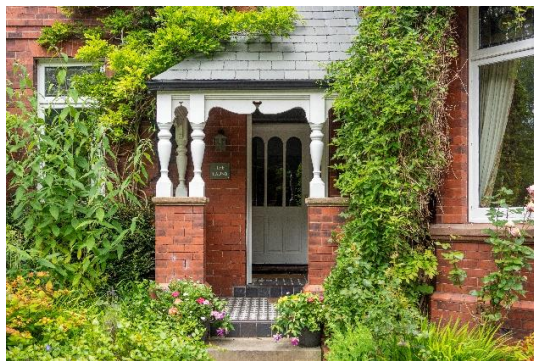
**The Laund, Hesketh Lane, Tarleton, PR4 6UD**

**Offers in the region of £1,500,000**



- Handsome, extended Victorian detached residence
- Set in approximately four acres of private grounds
- Brimming with original characterful features
- Impressive hallway with grand half-turn staircase
- Elegant and generously spacious rooms throughout
- Four reception rooms – two having open fireplaces
- Beautifully appointed Martin Moore fitted kitchen
- Separate kitchen with complementary laundry room
- Five double bedrooms – three with en suite facilities
- Spacious family bathroom with four-piece suite
- Warmed by gas central heating radiators throughout
- Double glazing combining the original stained-glass panels
- Lengthy private driveway with ample parking areas
- Detached annex with attached garages and store
- Annex comprises three rooms including kitchenette
- Mature gardens surround plus two large paddocks

The lengthy driveway offers a true sense of arrival at this handsome, late-Victorian residence which has been extended and sympathetically refurbished to provide a splendid family home with elegantly presented and generously spacious rooms throughout. The ground floor comprises an impressive hallway, four reception rooms, breakfast-kitchen with separate laundry, cloakroom and w.c., and attached external boiler room. The first floor offers five double bedrooms – three with en suite facilities – and a family bathroom. In addition, the annex has a three-room interior including a kitchenette plus w.c. and attached is a double garage and log store. This outstanding property is set in formal, secluded and mature gardens with two grazing paddocks reaching down to the River Douglas and which measures approximately four acres in total.



The tiered open porch shelters the timber double doors which open to an inner porch with pendant light and doorbell. The inner part glazed door opens to the impressive hall which features many of the original features which can be seen throughout this elegantly presented Victorian villa and includes high corniced ceilings and corbels, deep skirting boards, picture rails and French polished hardwood floors. A grand spindle staircase rises and turns to the first-floor landing and has a long, decoratively stained and leaded window at the turn, reflected in the leaded light windows throughout. The hall is lit by wall lights and the hardwood flooring runs from the inner hall to the kitchen and dining room.



The dual aspect principal lounge has a side window and a bay window to the front. The comfortably spacious room is also lit by a pendant light and has a splendid carved wood open fire surround with cast iron inset and tiled hearth forming the focal point of the room.





Double doors open to the very spacious dining room with two windows to the front including the turret-style corner seating area. Wall lights illuminate the room alongside a further carved wood open fire surround with tiled hearth and cast iron inset.



The family room has a bay window with central door opening to the garden and a central pendant light. Neville Johnson fitted cabinets line one wall and have a wall-mounted television point with media cupboards beneath. The inner hall has a walk-in coats cupboard with light plus space for household essentials. From the inner hall, the study with side window has a pendant light and more than ample space for office furniture.





The triple aspect dining kitchen has windows to the front and side and French windows to the rear. Lit by recessed downlights, the kitchen is fitted with an excellent bespoke range of Martin Moore traditional-style hand-painted wall and base cabinets to include an island unit. Granite worktops surround and have an inset Kohler porcelain dual-sink unit with swan neck mixer tap and there is an integrated Bosch automatic dishwasher close by. A niche houses the pewter, electric four-oven Aga with a handmade tile splashback and canopy lighting over. A dresser-style unit houses an integrated double fridge and freezer with larder-style cabinets to either side and, at the end of the kitchen, there is space for a table and chairs. Alongside, a door opens to the laundry room with high-level window, recessed downlights, an inset stainless steel sink unit, under-counter plumbing for an automatic washing machine, space for a tumble dryer and fitted linen cupboard.



Completing the ground floor, the cloakroom has a beautifully decorative stained and leaded window to the rear, vinyl tiled flooring, a pendant light and chrome heated towel rail. The two-piece white traditional style suite comprises a pedestal wash hand basin and low flush WC and there is also an under-stairs storage cupboard.





The first-floor, L-shaped landing has a spindle balustrade, French-polished hardwood doors to each of the generously spacious double rooms and features two arched niches leading to the rooms off, one being the family bathroom.



The master suite has a bay window to the front and a pendant light. A door opens to the walk-in dressing room with window, ceiling light and fitted with Neville Johnson wardrobes and drawer-banks. Warmed by a chrome heated towel rail, the en suite has a side window, recessed downlights – one with a combined extractor fan - and a four-piece white traditional-style suite comprising a panelled bath with telephone-style mixer tap and hand shower, a pedestal wash hand basin, corner shower with Hansgrohe fittings and a low flush WC.



Also having a large window to the front, bedroom two has pendant light and much room for free-standing furniture.

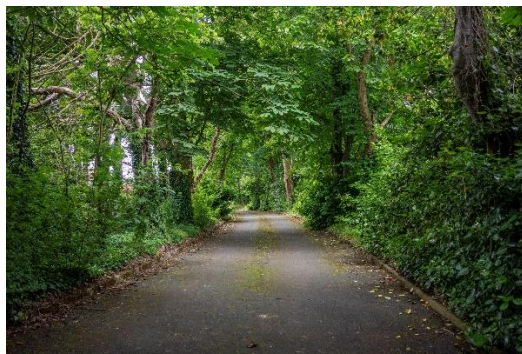
Bedroom three has a bay window to the side, a pendant light and ample space for furniture. The fully tiled en suite has vinyl flooring, an opaque rear window, a corner shower cabinet, corner WC, corner pedestal wash and basin, chrome vertical tube radiator and recessed downlights – one with a combined extractor fan.

Bedroom four has a side window, pendant light and walk-in wardrobe. With tiling to dado and vinyl flooring, the en suite has a high-level window and recessed downlights - one with a combined extractor fan. The three-piece suite comprises shower-wall-panelled cubicle, vanity cabinet-set wash hand basin and a close coupled WC.

Bedroom five has a window to the side. Fitted wardrobes and a drawer-bank line one wall and the room is lit by track spotlights to the ceiling.



The family bathroom has an opaque window, vinyl flooring, is tiled to dado height, warmed by a chrome heated towel rail and lit by recessed downlights - one with a combined extractor fan. The four-piece white suite comprises pedestal wash hand basin with upstand and mixer tap, a close coupled WC, corner shower cabinet, and a roll-top claw-foot bath with central telephone-style mixer tap and hand shower.



From the road, you are greeted by a tree lined Tarmacadam driveway meandering to a fork; to the right, leading to the circular island turning space to the front of the property and overlooking the extensive lawn which is dotted with trees and bordered by mature shrubs and further trees. Alternatively, the left-hand path from the fork leads, firstly, to the boiler room, double garage, log store, side door of the annex and the five barred gate to the first of the two grazing paddocks which lead down to the River Douglas. The boiler room houses a Viessmann gas central heating boiler, pressurised water tank and communication systems. The double garage has twin timber double doors, power and light and an outside tap. Alongside is a former stable now used as a log store.





The annex, formerly an old school house, is a lengthy building split into three interior sections, having oak flooring continuing throughout the whole and comprising a large, central family room with two windows to the rear and French windows to the front. King trusses span the vaulted ceiling with recessed downlights, one having an attached projector to create a cinema room. To one end is a further games room with space for a snooker table and having a central light over plus wall lights. At the opposite end is a kitchenette with fitted base units, a stainless-steel sink unit and mixer tap and recessed downlights. There is also a cloakroom with a WC, pedestal wash hand basin and radiator with combination heated towel rail. Stairs rise to the first-floor attic storage room.







**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 E**

**The Council Tax Band is G**

**The property is served by mains drainage**

**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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