



Maria B Evans Estate Agents Limited

Rose Cottage, Maltkiln Lane. Bispham Green L40 3SQ

Offers in the region of £499,950



- **Beautiful three-bedroom cottage in idyllic village location**
- **Cosy reception room warmed by a log burner**
- **Immaculate kitchen with French patio doors to the rear garden**
- **Separate dining area with electric fire stove**
- **uPVC windows installed across the rear**
- **Double- glazed York sash windows throughout**
- **Three good-sized, double bedrooms**
- **Four-piece bathroom to the first floor**
- **Pretty south-facing rear garden**
- **Off-road parking to the side of the property for two cars**
- **Set within a conservation area**
- **A stones throw away from the local village amenities**

Maria B Evans are delighted to present this post card pretty cottage nestled within the quaint village setting of Bispham Green. The property is approached from a block paved drive with off-road parking for two vehicles. Bordered by a picket fence, the front garden area is laid with shale and decorated with mature shrubs and plants. A timber overhang and uPVC side door with glazed inset invites into the hallway. This is laid with the beautiful cathedral stone flags that flow throughout the ground floor and has a pendant light to illuminate from above.

To the right, the welcoming reception unfolds. This is a good-sized room emitting a cosy atmosphere which is facilitated by the log burner with a brick surround, stone hearth and mantel whilst wooden beams line the ceiling above. There are two double-glazed, York sash windows, one to the front and one to the side, with a radiator beneath, pendant light above and television point to the side.



Proceeding further into the property, the kitchen area opens up as a bright, generous space with floods of light streaming in from two Velux windows above, a uPVC window and French doors to the rear. Shelving is stacked to both walls, one holding a covered radiator beneath whilst additional warmth is supplied by a log burner with a brick surround, hearth and wooden mantle beam over. This has the potential to be reinstated as a multifuel burner. The central island has seating to one end and storage below, its drawers finished in a modern and uplifting neutral colour with a mixture of cupped and round handles and topped with an oak counter.



Further wall and base units are fitted to the corner, completed with a Silestone worktop, providing much space for kitchen appliances and to include a one and a half bowl porcelain sink with a French style monobloc tap and porcelain drainer to the side and a double oven electric range cooker with an induction hob and extractor fan over. Decorative splashback ornamenting the back wall, whilst further shelving flanks either side of the covered extractor fan. Full length units are fitted to one wall, holding

an integrated refrigerator and freezer, plumbing for a washing machine, venting for a tumble dryer and further storage. The kitchen is finished with beams and recess downlights reflecting each other on either side of the apex ceiling.



The dining room makes a perfect space for hosting dinners with much room for furniture, a pendant light illuminating from above and a York sash window to the front. There is an electric stove to the side with a stone hearth and mantel, with the potential to be reinstated as a log burner. A mantel shelf exists above whilst there is a fitted original Victorian pitched pine dresser to the corner and a radiator.



The ground floor w.c. is fitted with full-length paneling down the back wall which is continued to dado across the side walls. There is shelving above the vanity wash hand basin, having cupped handles and a monobloc tap. The suite is complete with a back-to-wall w.c., radiator and opaque window to the side.

The final room to the ground floor holds a painted spindle rise and turn staircase and can be utilized in a multitude of ways, such as a study, reading nook or play area. There is a window to the rear with a radiator beneath and pendant light above.

Ascending the stairs, the landing holds a pendant light, loft access and paneled pine doors granting entrance to the three double bedrooms and family bathroom.



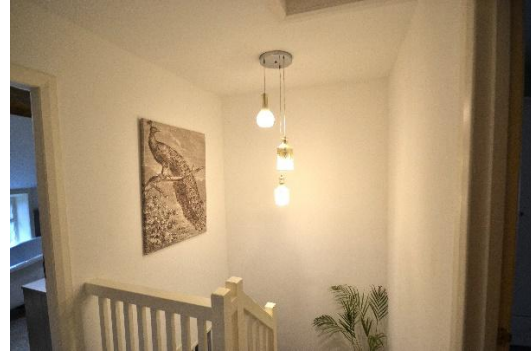
The four-piece bathroom is set upon a decorative tile flooring with paneling to dado across the walls, allowing for display shelving, whilst the corner walk-in shower is fully tiled around in a white subway. This has a rainfall head and additional hand shower with a glazed protective panel to the side. There is space for a claw foot stand-alone bath with telephone-style hand shower and mixer taps whilst an opaque window is positioned to the rear. The suite is completed with a close coupled w.c., vanity was hand basin with lever taps, traditional column radiator with integrated heated towel rail and recess downlights above.



The master bedroom is a good-sized double room with a window to front, pendant light and radiator. It has a feature sandstone surround inglenook with raised hearth and three double wardrobes fitted across one wall.



Bedroom two is also a double room, holding a window to the rear, pendant light, radiator and loft access. It holds fitted cupboards with shelving for additional storage of linens and disguises the lagged hot water cylinder tank and Slim Jim boiler unit.



Bedroom three is the final double bedroom with a window overlooking the front elevation, a Victorian cast iron surround with stone hearth, pendant light and radiator.



The rear garden is a tranquil place for relaxation. Well sheltered, it is bordered by a low retaining wall and thick hedge, enclosing the lawn area which is dotted with raised beds and includes a pea-shingle path with rose arbor above and central magnolia. Being south facing, the garden benefits from its ability to soak up the sun, which can be enjoyed from the covered arbor overlooking the ornamented pond. This is completed with a flagged floor and is perfect for alfresco dining. The front of the rear garden is laid with block-paving, supplying space for further outdoor furniture, and also holds a log store to the side. Double timber gates grant access to the front of the garden.





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 F

The Council Tax Band is D

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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