



Maria B Evans Estate Agents Limited

Hunters Lodge, Doctors Lane, Sollom, PR4 6HU

Offers in the region on £925,000



- Handsome Victorian detached residence
- Set in two acres of gardens and paddock
- Three generously spacious reception rooms
- Well-appointed breakfast kitchen with Aga
- Four really good-sized double bedrooms
- Four piece family bathroom plus en suite
- Detached, single-storey, five-room annex
- Tandem driveways with parking for ten
- Hard-standing turning area and bin/log store
- Orchard and raised bed vegetable garden
- Timber workshop, store shed and hen cabin
- Tranquil rural setting with far-reaching aspects
- Close to amenities and commuter routes

This handsome, detached, Victorian residence sits within two acres of gardens and paddock land and is set in a tranquil, rural setting. This impressive property was designed with dual aspect principal accommodation to enhance the flow of light throughout each of those generously spacious rooms. In addition, to the rear, a detached, single storey annex offers flexible five-room accommodation for a multitude of uses, perhaps a dependent relative or a home office. The grounds include timber workshops and store-sheds, local amenities are close by as is access to main road commuter routes.

Main residence

A UPVC door with a glass inset and matching side panels opens to the good-sized hallway where the ceramic tiled flooring continues into an inner hallway. The area is warmed by a radiator, lit by a ceiling light and has a curved spindle staircase plus 'pig's ear' topped wall panelling which rises to the first-floor landing.



The dual aspect sitting room has windows to the front and side, a central pendant light and two radiators. The focal point of the room is a full height brick chimney breast with an open fire facility set into a limestone surround whilst, to another wall, there is a television point. From here, there is a door to the lounge and a further door to the kitchen.



The dual aspect lounge has windows to the side and rear, recessed down-lights and two decoratively covered radiators. The eye is drawn to the contemporary wall-mounted Faber gas log fire and there is a further wall-mounted television point.



The dining kitchen has a window to the rear, recessed down-lights and ceramic tiled floor. The kitchen area is fitted with an excellent range of pale grey wall and base cabinets incorporating drawer banks, having tiling between levels and an island breakfast bar in the dining area. Coordinating granite worktops surround and have an inset white porcelain sink unit with side drainer and Swan neck mixer tap. Also inset is a four-ring ceramic hob with electric oven below and canopy extractor fan above, in addition, there is a brick-built niche which houses a navy-blue oil-fired Aga. Integrated appliances include an automatic dishwasher and under-counter fridge and freezer.



From the kitchen, there is a broad opening through to the generously spacious, dual aspect dining room overlooking the rear and side gardens with French windows to the side. With oak flooring and recessed down-lights, to one end of the room is an angle fireplace with a stone flagged hearth housing a log burning stove whilst the room is warmed further by a radiator.

From the inner hallway, the cloakroom is fitted with a two-piece white suite comprising a pedestal wash hand basin and close coupled WC. This room also doubles as a utility room and has under-counter space and plumbing for an automatic washing machine and a tumble dryer. The room has a side window, two ceiling lights and a chrome ladder-style heated towel rail.

From here, a convenient boot room can be accessed, equipped with a Belfast sink with drainer to the side, space for both a refrigerator and freezer and further storage. There is also a rear door providing access to the outdoor courtyard.



The broad first floor landing, with painted wall panelling to dado height, is lit by recessed down-lights, has an access point to the insulated loft, a decoratively covered radiator and white painted latch doors to each of the spacious, dual aspect bedrooms and bathroom.



The master bedroom has a window to the side and French windows to a decked balcony with garden and far-reaching rural aspects and also a flight of stone steps descending to rear courtyard. The room is lit by recessed down-lights, warmed by a radiator and has a walk-in wardrobe with bi-folding doors.



The en suite has a side window and has ceramic tiling to the floor and all splash areas. Oak wall panelling matches the oak vanity cabinet with console-style Corian counter and moulded wash basin with lever taps. The room also benefits from a one and a half sized glazed shower cabinet, a close coupled WC and a bidet. The room is warmed by under-floor heating and also has a ladder-style heated rail to warm the towels.



Bedroom two has windows to the side and front, central pendant light and two radiators. There is a built-in double wardrobe and space for further furniture plus a wall mounted television point. Bedroom three has windows to the front and side, central pendant light and two radiators. This room has fitted double wardrobes to one corner alongside the Victorian cast-iron decorative fireplace.



Bedroom four has windows to the rear and side, recessed down-lights, a radiator and fitted beech-effect wardrobes.

The bathroom has an opaque window to the rear, recessed down-lights, under-floor heating and a chrome ladder style heated towel rail. Tiled in natural shades to the floor and splash areas, the room is fitted with a white traditional style suite of pedestal wash basin, low flush WC, a panelled bath and shower cubicle. An eaves storage cupboard houses the lagged hot water cylinder tank with linen shelf and also provides a toiletries cabinet.

Annex

The detached annex has a timber door to a hallway with built-in cupboards housing the Mistral oil fired central heating boiler. Oak panel doors give way to the rooms off and the ceramic tiled floor continues into the kitchen.



The spacious lounge/dining room has a window to the front and sliding patio doors to the garden, a radiator and recessed down-lights.



The kitchen has recessed down-lights, a radiator and is fitted with a good range of primrose-shaded wall and base cabinets with splash tiling between levels. The wood effect worktops have an inset one and a half bowl stainless steel sink unit and swan-neck mixer tap set beneath the window to the rear. Also inset is a four-ring induction hob with a stainless-steel chimney-style extractor fan above and an eye-level double oven and grill to the side. There is a niche for the fridge freezer and a built-in cupboard for the lagged hot water cylinder tank.

The sitting room has a window to the front, recessed down-lights, a radiator and doors to the bathroom and the bedroom.



The good size double bedroom has a window to the side, recessed down-lights and a radiator. Fitted wardrobes with wood effect sliding doors line one wall and a door leads into the bathroom.

The fully tiled 'Jack and Jill' bathroom has non-slip flooring, recessed down-lights

and is warmed by a radiator and a chrome ladder-style heated towel rail. The suite comprises a large shower cabinet with extractor fan, a vanity set wash hand basin and close coupled WC. Continuing on, a laundry room is available with plumbing for a washing machine and space for a condenser dryer.



The Grounds

The property is approached via two separate pebbled driveways with parking for three/four cars each; one directly leading to the main residence and the second to a concrete hard-standing/turning area with additional parking and housing for bins and log stores. The main driveway to the principal residence has a side border, an adjacent front lawn area with island shrub border and wraps-around to the side of the property incorporating a perimeter path. The second driveway gives direct access to the annex via a gateway to an extensive, walled patio with steps to the master bedroom balcony and a gateway to the side and rear lawn gardens. Just off the rear garden is an orchard which sits alongside a raised-bed vegetable garden and is surrounded by Portuguese laurel hedges. Beyond this is a concrete hard-standing for the greenhouse, a timber store, oil tank, further shed and a path to the adjacent level paddock with stock fenced boundaries and mature trees. Within the paddock, there are composting bays, a large timber workshop, further store-shed and hen cabin.





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

The Council Tax Band is E

The property is served by septic tank

The properties are warmed by oil fired central heating

The properties are on two titles

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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