



Maria B Evans Estate Agents Limited

Greystone Farm, Hall Lane, Bispham, WN8 7BD

Offers in the region of £875,000



- Handsome detached stone-built former farmhouse
- Landmark rural property dating back to 1698
- Surrounded by secluded lawn gardens with views
- Spacious stone-flagged hallway with cloakroom
- Three comfortably spacious reception rooms
- Well-appointed dual aspect dining kitchen
- Three good-sized double bedrooms to the first floor
- Master bedroom with en suite and dressing room
- Very spacious four-piece principal bathroom
- Warmed by oil-fired central heating radiators
- Timber-framed double glazing is fitted throughout
- Cobbled driveway parking and turning area
- Detached double garage and further outbuilding
- Easy access to local villages and amenities

Dating back to 1698, this handsome, stone-built former farmhouse, complete with quoins and stone mullion windows, is a local landmark property which has been sympathetically extended over generations to provide a spacious family home. The good-sized accommodation sees many rooms with original features such as raked-edged beams to the ceilings, trusses and beams to the walls. Stone flagged floors are featured in several rooms and latch doors open to the accommodation throughout which includes the hallway, three reception rooms, dining kitchen, cloakroom, three spacious double bedrooms, en suite and dressing room to master and the four-piece bathroom. Surrounded by lawn gardens with mature shrub and tree planting, the cobbled driveway to the property has parking for several cars and leads to a detached double garage, coal store and detached boiler room.



A broad, oak panelled door with glazed inset opens to the porch with windows to either side, a ceiling light and a stone flagged floor. There is also a wall-mounted cupboard for the electric consumer board and a radiator.

A latch door opens to the dining room with a window to the front, four wall lights and latch doors to the dining kitchen, sitting room and the hall. The focal point of the room is the Victorian-kitchen cast iron cooking range and fireplace with oak beam over.



The comfortably spacious, dual aspect sitting room has windows to the front and side and is lit by three wall lights and has a door to the lounge.



To the rear of the property, the hallway has a stone flagged floor, wall lights and has a staircase rising to the first floor. Latch doors from the hall open to the lounge, vestibule and cloakroom.



The fully tiled cloakroom has a window to the rear, a ceiling light and is fitted with a Heritage two-piece white suite comprising a low flush WC and a corner vanity cabinet with inset wash hand basin and upstand.

The dual aspect principal lounge has a window to the rear, two windows and French windows to the front garden. This very spacious room is lit by wall lights and has a full-height stone-built chimney breast with raised hearth having an inset beam housing a wood-burning stove. For chillier times, four radiators are on hand to supplement.



The vestibule has a window to the rear, inset spotlights, a solid timber door to the garden and stone effect ceramic tiles which continue into the dining kitchen via a further latch door.

The dual aspect dining kitchen has windows to the front and rear and is lit by inset spotlights. An excellent range of pine wall and base cabinets are fitted and incorporate drawer banks, basket storage and glazed display cabinets and have splash tiling between the levels. The Corian worktops have an etched drainer to the side of the inset porcelain Belfast sink unit with brass lever taps. Also inset is a Cookmaster range with ceramic five-ring hob and canopy extractor fan above. Integrated appliances include a dishwasher, fridge and freezer. There is space for a breakfast table and chairs and a door gives way to the dining room.



The first-floor landing has a window to the rear, pendant and wall lights and a feature beamed opening to the stairs. Once again, latch doors open to each of the rooms on this level.



The master bedroom has a picture window to the front and is lit by three wall lights. The very spacious room has an opening to a dressing room with further window to the front, two pendant lights and having fitted wardrobes to three walls incorporating drawer banks and a dressing table. Also, off the bedroom, the spacious and fully tiled dual aspect en suite bathroom has windows to the side and rear. The four-piece white suite comprises a roll-top claw-foot bath with telephone-style tap and hand shower, a corner shower cubicle and a Sanitan wash hand basin with upstand on a wrought iron support and high flush WC. There is also a corner linen cupboard with louvre-style door.



Bedroom two has a window to the front and a pendant light to the vaulted ceiling. This large double bedroom has space for a range of furniture and there is a built-in latch door wardrobe.





Bedroom three is a triple aspect double room with windows to the front, side and rear plus a pendant light to the vaulted and beamed ceiling plus two over-bed wall lights. Once again, there is ample space for clothes storage furniture.

Serving these bedrooms, the family bathroom has partially tiled walls, a ceiling light and window to the front. The five-piece white suite comprises a stand-alone claw-foot slipper bath, a corner shower cubicle, a Sanitan pedestal wash hand basin with upstand and a high flush WC. The room is warmed by two radiators plus a brass heated towel rail.



The Property is approached via an electronically controlled five-barred gate which opens to the cobbled driveway offering parking for several cars plus a turning space and leading to the principal entrance porch and door which sit to the side of the property. At the end of the driveway is a detached stone-built double garage and workshop with power and light and attached coal shed. A further stone-built out-house is the semi-detached boiler house with windows to front and side and housing the oil-fired central heating boiler and pressurised water tank. There is also a corner porcelain sink unit with side drainer, plumbing for an automatic washing machine, space for a tumble dryer and additional white goods.

To the rear of the garage is a gated entrance to the secluded side garden with split level, stone-flagged sun terrace and lawn garden with central specimen Magnolia. This area also has a large ornamental pond edged by wrought iron fencing and the far-reaching views across adjacent farmland from this part of the garden are amazing.



To the rear of the property, a further stone flagged patio has steps up to the extensive lawn which wraps around the side and front of the property and is lined by a raised stone retaining wall with rockery-style border of mature and flowering shrubs with further island shrub borders within the expanse of garden. The perimeter stone flagged path wraps around the house and back to the cobbled driveway and crosses to a further opening onto a further lawn garden surrounded by mature and flowering shrubs and having a flowering cherry tree taking centre stage.





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 G

The property is served by septic tank

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.