



Maria B Evans Estate Agents Limited

High House, Back Lane, Newburgh, WN8 7UW

Offers in the region of £925,000



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- Tall and handsome detached gentleman's residence
- Built in early 1800's and brimming with character
- Elegantly presented accommodation over three floors
- Three reception rooms of generous proportions
- Shaker style and very well-appointed dining kitchen
- Cellar with two-piece cloakroom and utility area
- Six excellent double bedrooms set over two floors
- Luxury suites to two bathrooms and master en suite
- Warmed by traditional style and covered radiators
- Fully uPVC double glazed windows throughout
- Cobbled driveway parking for three/four vehicles
- Tandem double garage with power and light
- Further summerhouse/home office with side store
- Set in good-sized, secluded and mature gardens
- Easy access to village schools and amenities
- Short distance from road and rail commuter links



This handsome, former gentleman farmers residence was built with generous proportions in the early 1800's and is brimming with character features of the era. High House has accommodation set over three floors and with high-ceilings throughout – hence the name – and comprises three reception rooms, dining kitchen, cloakroom, six bedrooms over the top two floors, two bathrooms and en suite facility to the master bedroom. The property is located in the historic village of Newburgh and sits close to the village church, primary school, post office and award-winning village green. It's hard to imagine that this tranquil spot is also only a short distance from several road and rail commuter transport links.



The property is set beyond a grass verge and low retaining wall with stone copings and is approached via a cobbled driveway providing parking for three/four cars which leads to a detached brick-built garage with timber doors, power and light. To the side of the drive is a lawn frontage with borders of mature shrubs, trees and evergreens and a side gate opens to the rear garden. The broad, red-painted front door, with wall-mounted lanterns to either side, opens to the vestibule having side windows, a wall-panelled hall-stand with integrated settle and practical laminate flooring.



From here, a further broad door with an ornately glazed inset opens to the dining room. This spacious room has two windows to the rear, two pendant lights to the beamed ceiling and the room is warmed by a decoratively covered radiator.

From the dining room, a door opens to the inner hallway where the light pours through the window at the turn of the broad staircase rising to the first floor. The area is also lit by a pendant light and has panelled pine doors to the rooms off.



The comfortably spacious sitting room overlooks the front garden and has a window seat and central pendant light to the beamed ceiling. The eye is drawn to the brick angle fireplace with stone hearth and oak beam mantle over which houses a log burning stove and a wall-niche bookcase to the side. In chillier times, the room is also warmed by a traditional style radiator.

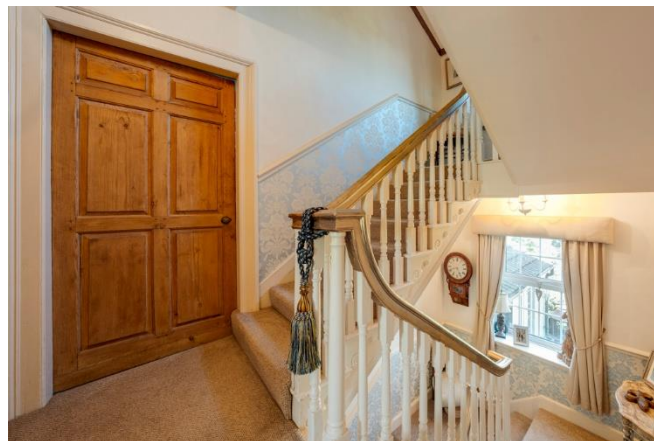


Several features within the principal lounge showcase the high ceilings found all through the property; the lengthy front windows with inset seat, the opening to the reading room with windows to the front and sides, and a further high-level brick angle open fireplace with oak beam over and a deep stone hearth. In addition, there are two covered radiators, a central pendant light is positioned between the two exposed ceiling beams, and there is a television point.



The good sized and well-appointed dining kitchen is fitted with ivory-shaded Shaker-style wall and base units incorporating a 'butcher's block' style central island with wine racks. There is subway tiling between the cabinet levels and the surrounding oak worktops have an inset one and a half bowl porcelain sink unit with swan neck lever tap. Integrated appliances include a dishwasher and under-counter fridge and freezer. The area is lit by recessed downlights and the vinyl flooring continues beyond an opening to the dining area where there is space for an eight-seater table and chairs. A pendant light is suspended from the vaulted ceiling with exposed beams and positioned over the table space, there is a window to the rear and French windows with extended side panels open to the garden.

A door from the hall opens to stairs descending to the cellar cloakroom with rear window, ceiling light and fitted with a two-piece white suite of low flush w.c. and pedestal wash basin. This naturally cool room also provides wine storage and has plumbing for an automatic washing machine.



The first-floor landing has a spindle balustrade, a window to the rear at the half landing, a pendant light and further stairs rising to the second floor.



The master bedroom has two double glazed recessed windows to the front, a pendant light to the beamed ceiling and two traditional style radiators. An Adams style fireplace with Victorian tiled inset and hearth houses a cast iron fire for decorative purposes and has a display niche to the side. There is a large wardrobe in situ and more than ample space for further wardrobes, drawer banks and night-stands in this charmingly presented room with adjacent fully tiled en suite.



Lit by recessed downlights, the wet-room style arrangement has a shower area with Triton Bewitch power unit, a low flush w.c. and a wall-mounted Twyford Vitreous china wash hand basin.



Bedroom three is a spacious double room set in two parts; one having a window to the rear and the other having a Velux window and both lit by pendant lights. One area forms a dressing room with space for storage furniture, and the other offers space for a double bed and night-stands.



Bedroom two has a window to the front, a pendant light and radiator. This spacious room also features a Victorian cast iron fireplace for decoration and has ample space for additional furniture.



The sumptuous family bathroom has a window to the rear, exposed ceiling beams with recessed downlights dotted between and a traditional style radiator. The dado wall panelling forms the backdrop to the luxury suite comprising a corner shower unit with glazed and wall-panelled cabinet, a pedestal wash hand basin, low flush w.c and a roll-top claw-foot bath tub with telephone-style taps and hand shower.

The second-floor beamed landing has a pendant light and spindle balustrade plus pine panelled doors to each of the rooms.



The very spacious bedrooms four and five have side windows, recessed downlights to the vaulted ceilings - one with exposed truss - and a radiator.



Bedroom six also has a side window, a Velux window to the rear, a pendant light and radiator.



Serving these final three bedrooms is the spacious bathroom with bamboo flooring and grey waterproof panelling to dado height surrounding the room. There is a large shower cabinet with sliding glass door and Aqualisa power unit plus a luxury white suite of roll-top claw-foot slipper bath with taps and hand shower, a pedestal wash hand basin with upstand and a low flush w.c.



The rear garden has a flagged seating area overlooking the extensive lawn area which is enclosed by low walls, mature shrubs and fencing and is speckled with fruit and flowering specimen trees. A timber framed gazebo is attached to the rear elevation and enclosed by an original low-level wall with stone flagged floor and Perspex panels between the rafters, creating a superb entertaining space for family and friends. To the side of this area is the old well, now closed and forming the base of a large log burning stove to keep the party going a little longer. At the end of the garden is a log cabin-style storage shed and the garden is illuminated by a Victorian lamp-light.



The tandem double garage has windows to the side and rear, a personal side door and is currently equipped as a workshop with power and light. Beyond this is a timber chalet-style summerhouse with doors to the front and windows to the front and side plus a side storage unit for garden equipment. The main room is currently used as a home office and has power and light, a wall-mounted electric heater, broadband and a television point.



NB: Maria B Evans Estate Agents declares that the seller of this property is employed by the company.

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 D

The Council Tax Band is G

The property is served by mains drainage

The property is subject to a right of way track down the side of the property.

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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