



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

---

**Bentley House, Andertons Mill, Mawdesley, L40 3TW**

**Offers in the region of £2,400,000**



- Exceptional, stone-built, detached family home
- Set in grounds measuring approximately three and a half acres
- Gardens with lake and tennis court, woods and meadows
- Immaculately presented accommodation throughout
- Impressive hallway with galleried landing over
- Four generous reception rooms plus games room
- Well-appointed breakfast kitchen and utility room off
- Indoor swimming pool with adjacent conservatory
- Second conservatory/rear porch with utility area
- Two washrooms plus shower room off gymnasium
- Five double bedrooms each with en suite facilities
- Master bedroom also has an adjacent dressing room
- Lengthy driveway to parking area, double garage
- Stone-built detached stable block and further garage
- Located in the delightful hamlet of Andertons Mill
- Close to local amenities and commuter transport links
- Option to purchase an additional six and half acres

This exceptional home is set within approximately three and a half acres of grounds to include formal gardens with lake, and is positioned in the charming hamlet of Andertons Mill, on the edge of the village of Mawdesley. The immaculately presented accommodation briefly includes an impressive hallway, four generous reception rooms, well-appointed breakfast kitchen with utility room off, gymnasium with shower room, indoor swimming pool, conservatory, further conservatory/rear porch, two washrooms, five double bedrooms each having en suite facilities, dressing room to master bedroom, lengthy driveway, double garage, stable block with further attached single garage.

An overhang porch with light shelters the mahogany front door inset with an etched and leaded glass inlay and having panel windows to either side. The very spacious hallway offers a true sense of arrival and features oak wall panelling and an oak spindle staircase rising and turning to the first-floor galleried landing. Lit by wall lights, the hallway has timber panel doors to the rooms off and porcelain tiled flooring which also continues into the fully-tiled two-piece cloakroom and the walk-in cloaks cupboard.



Double doors open to the principal lounge having a full-height bay window overlooking the front garden and set in a proscenium arch. Lit by wall lighting, this impressive room features decorative coving and Tuscan columns to either side of the tall Adams-style fireplace with marble inset and hearth surrounding a gas log fire. Two radiators also warm the room and built-in cabinets to one side of the fireplace provide a plinth for a television.



The games room/gymnasium has a window and a glazed panel to the front, track spotlights to the ceiling, timber panelling to one wall and a built-in cupboard housing

the energy and telecoms meters. The non-slip vinyl flooring gives a practical finish for this room which has space for a pool table and space for exercise machines. There is a wall mounted air conditioner and a wall mounted television point to ease the workout. A door opens to a fully porcelain tiled shower room with heated towel rail, glazed doors to a shower cabinet, a white gloss vanity cabinet inset with a wash basin and a w.c.



A uPVC glazed door with side panel opens to the indoor pool room with decoratively moulded walls, French windows to the front and side, sliding patio doors to the conservatory and lit by ceiling spotlights. Ceramic perimeter tiling surrounds the blue mosaic-tiled swimming pool with cover and an automatic wall-mounted heater and air conditioner control the atmosphere. There is an external room housing the boiler and control units for the pool.

The conservatory has leaded lights and French windows to the rear garden, two ceiling lights with combined fans and two recessed down-lights. The ceramic tiled floor coordinates perfectly with the exposed stone feature wall and the room offers fabulous garden aspects.

The comfortably spacious living room has a bay window to the rear with cushioned window seat and is lit by wall lights and a pendant light. An exposed brick feature wall houses a gas coals fire with a raised granite hearth and a radiator supplements the warmth. There is a door to the study and a further door to a storage cupboard.



The study has a stone mullion window to the rear garden, two pendant lights, two wall lights and a radiator. Built-in mahogany furniture lines one wall and



incorporates drawers and cabinets with shelves. The spacious room has more than ample room for two desks and further matching furniture.



Part-glazed double doors from the hallway open to delightful dining room with a stone mullion window to the side, two wall lights and, for ease, a door to the breakfast kitchen.

The generously spacious, L-shaped breakfast kitchen has French windows and a stone mullion window to the rear, recessed downlighting and a ceramic tiled flooring. The excellent range of two-tone grey cabinets with pewter twist handles have splash tiling between levels and incorporate drawers, a central island unit and kick-board heating. The pink and grey granite worktops have twin etched drainers alongside the inset one and a half bowl stainless-steel sink unit with swan neck mixer tap. Also inset is a Neff five-ring induction hob beneath a canopy set extractor fan and twin complementary ovens sit below. There is also an integrated Neff dishwasher, niche for a larder-style fridge freezer, more than ample space for a table and chairs, a radiator and doors off lead to the dining room, larder and utility room.



Off the kitchen, the adjacent, fully-tiled utility room with opaque side window has plumbing for a washing machine, space for a tumble dryer and also houses the Potterton Osprey gas central heating boiler with linen shelves over.



Also off the kitchen is a larder room and the fully-tiled wash-room with opaque side window, two-piece vanity set suite and a door giving access to and from the garden.

A broad opening through the kitchen prep-area leads to the fully-tiled, split-level, conservatory-style rear entryway with two pendant lights having combined fans. There is a niche with porcelain sink unit and doors give way to the double garage.

The first floor, T-shaped landing has two wall lights, recessed down lights plus a chandelier point above the galleried landing and there is a walk-in storage cupboard for suitcases plus two built-in linen cupboards.

The master bedroom has two stone mullion windows to the rear, a pendant light with combined fan and five wall lights. There is a built-in cupboard with shelves and a dressing table with an inset wash hand basin to the corner. The adjacent dressing room has a stone mullion window to the rear, two wall-lights and recessed downlights, and a radiator. The area is fitted with a superb range of five double wardrobes and fitted drawer banks. From here, there is a door to the spacious and concrete-effect fully tiled en suite and white four-piece suite comprising pedestal wash hand basin, w.c., bidet and spa-bath with mixer tap and hand shower.





The very spacious bedroom two has a window to the rear and recessed downlights. A step rises to the fully porcelain-tiled en suite in natural shades forming the backdrop to the white suite of one and a half size shower cubicle with glass sliding doors and a white gloss vanity set wash hand basin and w.c., and also having a white ladder-style panel heated towel rail. A further door gives way to a walk-in loft space with light.



Dual aspect bedroom three is also a spacious double room with windows to the front and side, two pendant lights and recessed down lights. The room has two radiators and ample room for bedroom furniture. The adjacent en suite with side window, recessed downlights and extractor fan has porcelain tiled walls and floor and a white panelled ladder-style heated towel rail. The suite comprises a one and a half sized step-in shower with glass screen, a wall-mounted vanity cabinet with inset wash basin and mono-bloc tap and a wall-mounted w.c.



The fourth double bedroom is also dual aspect with two front windows and two Velux side windows and two pendant lights. Fitted furniture includes wardrobes – one with part-glazed frontage, drawer banks and a dressing table. The en suite has fully tiled walls and luxury vinyl flooring, two Velux windows to the side and recessed down-



lighting. The four-piece white suite comprises a tile-panelled spa bath with mixer tap, a pedestal wash hand basin with a shaver-point over, low flush w.c. and bidet.



Once again, a spacious room, bedroom five has a picture window to the side, recessed downlights and a radiator. An arched door gives way to the split-level, porcelain-tiled en suite with side window and ceiling light. The contemporary three-piece white suite comprises a back-to-wall bathtub with mixer tap and hand shower, a wall-mounted vanity cabinet wet wash hand basin with a mono-bloc tap and a close coupled w.c.



The property is approached via an impressive limestone-block pillared wall with inset electronically-controlled wrought iron gates giving way to the extensive Tarmac driveway cutting an almost-circular path through the lawn frontage of the house and being dotted with, and lined by, trees and having a mature shrub border and wishing-well feature. A spur off the driveway leads to the side cobbled parking area which gives access to the double garage with two electronically controlled up and over doors, power and light, and the detached stone-built stable block with attached single garage.



The rear, south-facing, extensive, parkland-style gardens (measuring some four acres) are mainly laid to lawn interrupted by rockery-edged island shrub borders, specimen trees and with a central lake having a timber-built bridge across a narrowing portion. To the rear elevation, three semi-circular, wall-enclosed sun terraces offer rest and relaxation areas for barbecue, al fresco dining and just soaking up the sun and one of the areas has a feature granite mill stone. To one end of the garden is an enclosed tennis hard-court and, at the far end of the fence enclosed garden, a secure gate gives access to the adjacent mature woodland with brook, further bridge and path to the grazing meadows beyond which measure some six-and a half-acres, which can be purchased by separate negotiation







NB: The property can be found at the junction of Ridley Lane, and Bentley Lane in Andertons Mill.

**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 H**  
**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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095  
W: [www.mariabevans.co.uk](http://www.mariabevans.co.uk) E: [sales@mariabevans.co.uk](mailto:sales@mariabevans.co.uk) [rentals@mariabevans.co.uk](mailto:rentals@mariabevans.co.uk)  
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA