



## Maria B Evans Estate Agents Limited

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**Damswood House, Miry Lane, Parbold, WN8 7TA**

**Offers in the region of £795,000**



- Charming stone built detached residence
- Set within the Lancaster Lane Conservation Area
- Idyllically set at the head of a private, select lane
- Extended to provide excellent accommodation
- Three lovely, well-proportioned reception rooms
- A well-appointed, good-sized breakfast-kitchen
- Separate kitchen-complementary utility/boot room
- Downstairs cloakroom with shower cubicle and w.c.
- Three bedrooms – two double and one single
- Three-piece bathroom with white Heritage suite
- Timber double glazed windows throughout
- Warmed by gas central heating radiators
- Side and rear driveway parking for numerous cars
- Detached, timber-built double garage with power
- Raised lawn garden and side flagged sun terrace

This handsome, detached stone-built property dates back to the early 1800's and is positioned at the head of a private, select and much sought-after leafy lane which is within the Lancaster Lane Conservation Area. Reached by a cobbled apron, this charming property has been extended to provide delightful accommodation over two floors. Briefly, the space is devoted to three reception rooms, a good-sized breakfast kitchen, separate utility room, three bedrooms to the first floor – two double and one single – and a family bathroom. Outside, there is driveway parking for several vehicles, a detached timber double garage with power and light, a side sun terrace and a raised lawn garden.

The solid oak panelled door with glazed inset has a fanlight above throwing natural light into the hallway which is also lit by a pendant light. The hall has a high-level cupboard housing the energy meters, a staircase and handrail rising to the first floor, and timber panelled doors to the rooms off.



The well-proportioned principal lounge has a Georgian style timber window to the front and is also lit by a pendant light. The focal point of the room is the Adam-style fire surround with Victorian tiled inset and hearth which houses a gas fire facility and there is also a radiator.





On the opposite side of the hallway, the charming dining room also has a Georgian style timber window to the front, a central pendant light and a window to the rear conservatory. The eye is drawn to the carved timber Adam-style fireplace offering an open fire facility and quarry tiled hearth.



A door from the dining room gives way to a passageway where there is space for a fridge freezer and a row of coat hooks and leads through to the dining kitchen. The tiled floor from this area continues into the good-sized dining kitchen which is fitted with an excellent range of pine wall and base cabinets to include drawers and display shelves. Dark grey granite-effect worktops surround and have an inset one and a half bowl stainless steel single drainer sink unit set beneath a window to the conservatory. There is strategically placed splash-tiling and the chimney recess provides space for the Belling range cooker with five-ring induction hob and extractor fan above. To the side there are basket storage drawers, a wine-rack and stone cold-storage shelves. Recessed downlights illuminate the area and there is a further window to the rear.



Steps rise to the kitchen complementary utility room with side window and rear timber stable-style door having a glazed insert. This area benefits

from a further stainless steel single drainer sink unit and mixer tap, has plumbing for an automatic washing machine, space for a tumble dryer and fridge freezer, and houses the wall mounted Worcester gas central heating boiler and kick board heating. Lit by recessed down-lights, the tiled floor continues beneath the door into the fully tiled shower room having a glazed cubicle with Mira 415 electric unit, and a low flush WC. There is also a radiator, ceiling light, extractor fan, and window to the rear.

From the kitchen, a solid timber painted door set in stone lintols gives away into the sunroom with recessed downlights to the vaulted ceiling, tiled floor, solid roof, television point and radiator.



The split-level staircase is lit by two pendant lights above the stairwell and has a spindle balustrade. Timber doors open to each of the rooms and there is a Georgian style double glazed window to the front.

The first level has an exposed stone feature wall and gives way to bedroom three with window to the rear, recessed downlights and fitted wardrobes to one wall.

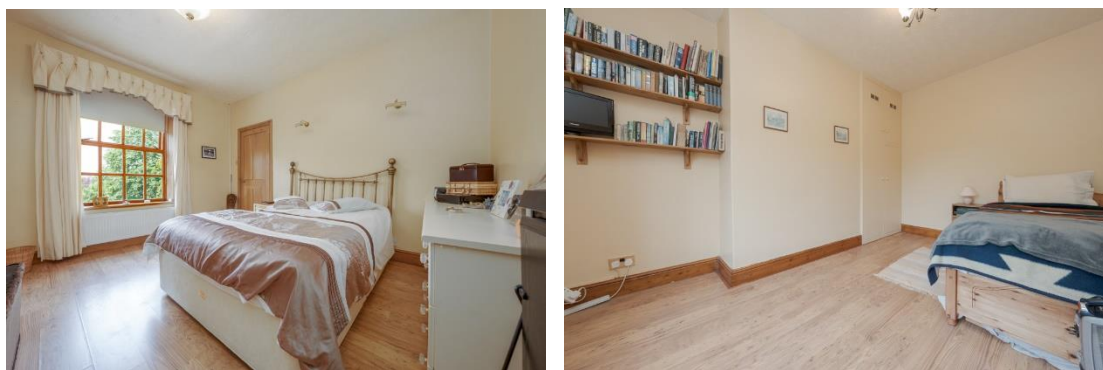


Also at this level is the fully tiled shower room which has an opaque window to the side, tiled floor and a radiator. The three-piece white

Heritage suite comprises pedestal wash hand basin, low flush WC, and a walk-in cabinet with glazed screen and shower-panelled walls.

At the upper level of the landing, bedroom one has a Georgian style double glazed window to the front, wall and pendant lights and laminate flooring. There are two built-in double wardrobes with mirror fronts having a central wall section with a mounted television point.

Bedroom two also has a Georgian style double glazed window to the front, pendant light and laminate flooring. This further good-size double room has built-in cupboards.



The property is approached via the exclusive and sought-after Miry Lane which forms part of Parbold's Lancaster Lane conservation area. At its extent, a cobbled apron gives away to three equally select properties of which Damswood House is one. To the side of the property is a York stone flagged driveway with parking for two/three cars, steps to the raised side patio and a convenient outside tap for car washing. The raised paved patio provides a peaceful retreat for al fresco dining and has stone wall and panel fenced borders, exterior lighting and a further outside tap. From here, steps rise to the lawn garden which has a paved path leading to the pebble driveway which provides parking for four to five cars and leads to the double garage. The timber-built garage has twin up-and-over Hofmann electric doors, power and light, a tile pitched roof, and personal side door and window. There is an outside storage area to the rear of the garage for bins and composting.





This peaceful location is a hidden gem within Parbold and this property offers an excellent opportunity for a discerning purchaser.

**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 E**

**The Council Tax Band is G**

**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.

