



Maria B Evans Estate Agents Limited

Croasdale Corner, Croasdale Drive, Parbold, WN8 7HR

Offers in the region of £1,350,000



- Landmark property of contemporary design
- Set in the Lancaster Lane Conservation Area
- West Lancashire Design Award Winner – 2007
- Impressively presented accommodation throughout
- Generously spacious first floor principal lounge
- Superb dining kitchen with high-gloss cabinetry
- Four double bedrooms and a modern shower room
- Three to ground floor – two with en suite facilities
- Master suite with walk-in wardrobe and en suite
- Leisure suite with indoor heating swimming pool
- Second floor viewing platform with amazing aspects
- Ample driveway parking and integral double garage
- Easy-maintenance gardens, summerhouse and Koi pond

The arrival

Through a stone pillar gateway, the sweeping driveway provides parking for several cars and leads to the integral double garage with electric door, power and light. Steps rise to the insulated aluminium double doors with opaque glass insets and glazed side panels which open to the impressive split-level hallway with Velux skylights and further lit by recessed down lights and automatic recessed wall lights. From this spacious area, a state-of-the-art stainless-steel cantilever-style staircase, with glass and brushed steel balustrades, rises to the first and second floor rooms.



Bedding in ...

Croasdale Corner has been mindfully designed to take full advantage of its exclusive location and the far-reaching rural aspects it enjoys. With this in mind, the ground floor encompasses three of the four elegantly presented double bedrooms – two with fully tiled, contemporary three-piece en suites – and a further similarly equipped shower room. Each of the bedrooms has a range of fitted or built-in furniture to include wardrobes and drawer banks.



Chilling out ...

Also on the ground floor, the capacious and exquisite leisure suite with Italian porcelain tiling in natural shades and a turquoise reflective vinyl ceiling stretching over the shaped and self-heating swimming pool area. There is also space available for a selection of gym equipment and the session completes in the adjacent shower/wash-room. The suite has both bi-folding doors and French windows to the exterior sun terraces as well as an interior air conditioning system, music system and perimeter lighting.



Rising above it all ...

The first-floor landing with feature wall gives way to the triple aspect principal lounge with vaulted ceiling and filled with natural light via the panel windows and French windows which open to the surrounding balcony – and each offering spectacular far-reaching rural views. Lit by wall lights for evening ambience, there is a wall mounted television to the corner with media shelves below and more than ample space for lounge suites and occasional furniture.



What's cooking ...

With contemporary design, the kitchen is fitted with an extensive range of ebony and ivory high-gloss cabinetry having coordinating counters and an inset sink unit and incorporating a central island unit with black granite surface with further inset sink unit and two gas hobs with extractor fans above. Integrated appliances include AEG oven, Samsung eye-level oven, microwave, Neff dishwasher and wine chiller. There is plumbing and space for further white goods and a wall-mounted media wall with television. Space for a table and chairs is positioned by the door and glazed side panel which opens to the balcony.



And so to bed ...

The generously spacious master bedroom suite, with part vaulted ceiling and two sets of French windows with Juliet balconies, is lit by recessed down- and wall-lights and the walk-in wardrobe is fitted with rails, drawer banks and accessory shelves. The sumptuous en suite has a door to the balcony and the coordinating wall and floor tiling form the backdrop to the six-piece indulgent suite of twin free-standing wash basins, a stand-alone bathtub, double-sized shower cabinet, wall-mounted w.c. and bidet. A chrome ladder-style heated rail warms the towels and the area is lit by down- and wall-lighting.



The vertigo hit ...

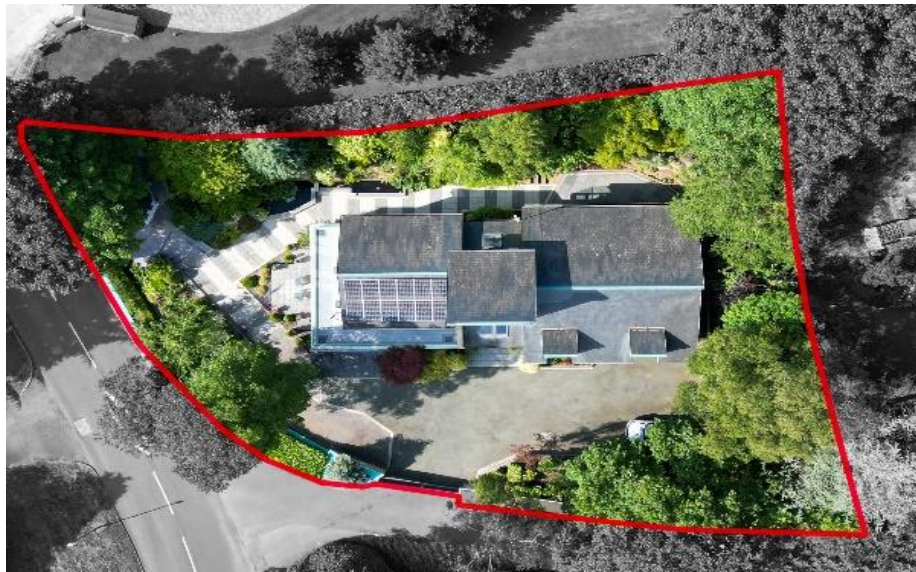
Stairs rise to the second floor viewing platform offering not only the ultimate in aspects over the surrounding area but this room also has a glass floor with a view down to the hallway below.



Out and about ...

The landscaped, wrap-around, south-facing gardens are lined by retaining walls with raised borders of mature shrubs and specimen trees alongside herbaceous planting. Attractive flagged patios and sun terraces are laid between and meander around to the raised decking of the summerhouse – which has power and light – and to the Koi carp pond with waterfall feature and, further along, the stone boulder rockery with steps and path to the greenhouse.





General information ...

Croasdale Corner is warmed by gas central heating with underfloor heating to the ground floor and first floor, air conditioning throughout and the aluminium windows are all double glazed. There is security lighting, an alarm system and CCTV in place. The roof is fitted with solar panels which provide an income of approximately £1000 per annum. Additionally, Parbold has recently been voted one of the 'Best places to live' by the Sunday Times.....

A little history ...

Croasdale Corner was the winner in the residential category of the 2007 West Lancashire Design Awards for its 'bespoke' design of broken mass roof shape which epitomises the rise and fall of levels on the site whilst the facia of natural stone, timber and copper contribute to its appearance and sense of place. An important interior design feature is the central stair tower which was described as 'unashamedly contemporary'. Located on a prominent corner plot within Lancaster Lane Conservation Area, the building replaced a former flat roofed split-level bungalow built in this locale in the late 60's/early 70's – one of several properties of innovative design to represent the era and add to the overall character of the area.

The locale ...

Situated in the River Douglas valley and to the west of Parbold Hill, the bustling and pretty village of Parbold can be reached by road, rail or boat – having easy access from the M6 Junction 27 and A5209, the Southport to Manchester train line, the Leeds Liverpool canal or even the river, the waterways crossing close to the village centre. The top of the hill offers panoramic views over the West Lancashire Plain towards the Welsh Hills to the south, Liverpool docks to the west, east to Manchester and north to Blackpool and the Cumbrian fells. Parbold has two churches, two primary schools, a nursery, doctors and dentists' surgeries and a selection of local shops which include a Co-op and Morrisons mini-supermarkets, the latter with integral post office and news agency. There is also a greengrocer, a pharmacy, two hairdressers, a dress shop, various take-away outlets, artisan bakery, flower shop and a library, three excellent gastro pubs plus a restaurant at the top of the hill. The village hall is open for community events, doubles as a cinema and is a location for National Theatre Live performances. Built in 1794, the old windmill has been converted and is now a gallery for the renowned local artist, James Bartholomew. Parbold has, over the years, expanded and grown to become an active working village and a superb leisure environment as it is surrounded by beautiful waterside and woodland walks (or runs!), undulating countryside and magnificent views.

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 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.