



## Maria B Evans Estate Agents Limited

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**The Lodge, Moss Side Lane, Wrea Green PR4 2PE**

**Offers in the region of £1,475,000**



- Totally secluded Victorian Country House set in an acre of gardens
- Offering circa 2,887 square feet of living space
- Three gated entrances opening to generous parking areas
- Beautiful, Victorian-style Orangery
- Dual-aspect reception room with open fireplace
- Spacious kitchen-dining-living area at the heart of the home
- Kitchen complementary utility and ground floor shower room
- Potential for up to six bedrooms – two of which are ground floor
- Four further generously sized bedrooms
- Three-piece bathroom and separate cloakroom to the second floor
- Private balconies offering tranquil woodland views
- Large, detached garage with storage and games room
- Picturesque, sought-after location of Wrea Green

Once the lodge to a gentleman's country residence, this exceptional, wonderfully secluded detached home is set within an acre of woodland-style grounds. Delivering an exceptional standard of family living, this entertaining home features six generously proportioned bedrooms- two bedrooms to the ground floor and three with en suites- alongside a family bathroom and ground floor shower room. At its heart lies a superb open-plan living, dining kitchen, complemented by a spacious reception room and Victorian-style orangery whilst externally, a detached garage with games room, sweeping lawned garden and wildlife pond offers endless opportunities for relaxation and entertainment.

### **A world of your own...**



Surrounded within a leafy boundary of woodland, mature hedging and stately trees, The Lodge is revealed by a set of double gates opening onto a private track. Following this leads to a secluded clearing where a detached double garage sits to the left, alongside the first of two generous parking spaces. Three gated entrances provide additional parking on a gravelled forecourt. The residence itself stands proudly ahead, creating an immediate and impressive sense of arrival.



### **All things bright and beautiful...**

The beautifully curated frontage is framed by established hedging and richly planted flower beds, bordering a charming patio that extends into a pathway, leading to the formal entrance at the front of the property. Continuing over this patio guides into the home through a Victorian-style orangery.

Bathed in natural light, this serene space offers an idyllic setting to curl up with a book or enjoy your morning coffee with tranquil views that immerse you within the surrounding nature. York stone flooring provides a timeless foundation, perfectly

complemented by exposed red brick walls and softly illuminated by ambient wall lighting.



From here, the first reception room unfolds as an inviting and elegant setting with dual aspects provided from a window and French doors overlooking the rear garden, allowing natural light to pour in which is enhanced by wall lights and recessed downlights. A striking open fireplace with a stone mantel, cast iron surround and granite hearth, forms a distinguished focal point within the room.



### **The heart of the home...**

A natural flow leads seamlessly into the kitchen, an inviting, heart-of-the-home space that is both warm and well appointed. Designed in a shaker style, the array of wall and base units are topped with black quartz countertops which rise to matching upstands. A traditional Aga is set within an inset, framed by a charming white tiled splashback delicately detailed with butterfly motifs whilst two sink areas provide both practicality; one inset within the central island, the other a twin porcelain sink unit positioned beneath a window. Integrated appliances are thoughtfully incorporated throughout.



Recessed downlighting enhances the space and continues into the adjoining dining and living area, reached via a gentle step down. Here, the same oak flooring flows underfoot, while a television point and traditional-style radiator add comfort and versatility to this cosy yet sociable setting. At the far end, bi-folding doors open effortlessly onto the rear garden with a sociable decking area providing space for a luxurious hot tub, extending the living space outdoors.

The kitchen is further complemented by a well-equipped utility room, offering additional storage alongside space for an American-style refrigerator/freezer, plumbing for a washing machine, and venting for a tumble dryer. A stainless-steel sink with etched drainer to the side sits beneath a window, while a separate door provides convenient external access.



The ground floor shower en suite comprises of a shower enclosed by glazed bi-folding doors, a back-to-wall w.c., and a vanity wash hand basin fitted into units across one wall providing extra storage. A tiling runs to splashback areas and recessed downlights finish the space.

The spacious, secluded dining room also enjoys dual aspects and is accessed via the kitchen area. With a dog grate fireplace, it can be utilised as either a dining room or spacious sixth bedroom with easy ground floor access.



Completing the ground floor is a versatile home office, equally suited as a well-proportioned fifth bedroom. Enjoying a dual aspect with windows to the rear and side, it is further enhanced by patio doors opening directly onto the decking with hot tub, creating a light-filled and adaptable space. These two ground floor bedrooms offer the perfect opportunity for multi-generational living with easy access to the rest of the living spaces.



### Restful retreats...

Ascending to the first floor, the principal bedroom reveals itself as a beautifully proportioned retreat, enhanced by a vaulted ceiling, Velux windows and soft recessed downlights. Sliding glazed patio doors frame tranquil woodland views and open onto a private decked terrace. There is ample room for furnishings, along with a dedicated television point.



The suite flows effortlessly into a dressing area, which in turn leads to a four-piece en suite. Finished with travertine tiling to the floor and splashback areas, it features a spacious double shower with glazed doors, twin vanity wash hand basins with

integrated spotlights above, a traditional-style heated towel rail, bidet and a back-to-wall w.c and is warmed by underfloor heating.



The second bedroom is a generously proportioned, dual-aspect room, thoughtfully enhanced by a combination of wall lighting, recessed downlights and a traditional-style radiator, creating a warm and inviting ambience.



It is served by a three-piece en suite, finished with a pebble-effect tile flooring and complementary tiling to splashback areas. The suite comprises a walk-in shower enclosed by glazed doors, a vanity wash hand basin with a wall-mounted cabinet with mirrored frontage, and a close-coupled w.c. A chrome heated towel rail and a window complete the space, adding both comfort and natural light.



Bedrooms three and four are both well-proportioned, dual-aspect rooms, enhanced by recessed downlighting and offering comfortable, versatile accommodation.



### **Soak it up...**

The bedrooms are serviced by a stylish three-piece family bathroom, as well as a separate cloakroom. The bathroom is thoughtfully designed, featuring a bathtub with integrated taps and a walk-in, wet room-style shower complete with a monsoon head, additional hand shower and a glazed screen to the side. A wall-mounted wash hand basin complements the contemporary feel, while neutral tiling to splashback areas and a feature illuminated niche add a refined touch. A door with glazed insets opens onto a private balcony, enhancing the sense of light and space whilst offering woodland views beyond.

The cloakroom, positioned separately, is fitted with a back-to-wall w.c., with an illuminated niche behind and tiled to dado height.



### **A breath of fresh air...**

Completely secluded, the gardens at the lodge extend to approximately an acre of beautifully private grounds, enveloped by established woodland. Stepping out onto the decked terrace, one finds an ideal setting for outdoor entertaining, which flows seamlessly onto generous patio areas and a raised shingle garden, decorated with potted planting and having a timber gate back to the front of the property.



A generous sweep of lawn provides the core of this garden and is sheltered by dense, mature woodland, perfect for outdoor pursuits or relaxed family living. A characterful brick wall defines the boundary to the front, with gated access through to the large, detached garage.



This brick-built garage is thoughtfully arranged into three distinct areas. A section with glazed insets over the garden provides excellent potential as a garden room or a space for garden storage. To the front of the garage, the second section is enclosed by double doors, whilst the third is an open-fronted area, currently utilised as a games space, and benefitting from both power and light as a versatile extension to the outdoor living environment. Further potential lies to the first floor of the garage which, with planning permission, would offer another space for living accommodation having windows and light.



A naturalistic wildlife pond adds the perfect finishing touch to the gardens, supporting a variety of aquatic planting and having an adjoining decked veranda with pergola. This is complete with tiled flooring, lighting and glazed insets around.



### **The great outdoors...**

Nestled within the rural Fylde countryside of Wrea Green, this charming Lancashire village is widely regarded as one of the region’s most picturesque and sought-after settings. Exuding quintessential English character, historic architecture and a strong sense of community, Wrea Green has earned its recognition as a 16-time winner of Lancashire’s “Best Kept Village”, reflecting the pride taken in its surroundings. Although small, Wrea Green is centred around the largest village green in Lancashire, which hosts a plethora of cricket matches and seasonal events and is also home to a large duck pond, known fondly by locals as “The Dub”.



The village offers a variety of amenities, including a selection of well-regarded public houses, cafés and restaurants at its heart, among them the Birley Arms, Dizzy Ducks Tea Rooms and The Grapes. Nearby, Ribby Hall Village provides an exceptional leisure destination, featuring a five-star holiday resort with an award-winning spa hotel, health club, dining options and family-friendly entertainment.



For those wishing to explore further afield, the village enjoys a convenient location close to the coastal town of Lytham St Annes, the historic market town of Kirkham, and the larger centres of Blackpool and Preston.



**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 Fylde Borough Council**

**The EPC rating is TBC**

**The Council Tax Band is G**

**The property is served by septic tank**

**We are reliably informed that the septic tank is compliant with up to date regulations**

**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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