



## Maria B Evans Estate Agents Limited

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**The Smithy, Maltkiln Lane, Bispham Green L40 3SQ**

**Offers in the region of £525,000**



- Stone-built terrace property with three good-sized bedrooms
- Refurbished with contemporary accommodation across three levels
- Far-reaching rural aspects to the front and rear
- Open-plan living-dining-kitchen with sliding doors to the balcony
- Master bedroom with walk-in wardrobe and en suite
- Two further generous bedrooms to the second floor
- Stunning bathroom suites with traditional finishes
- Study/ nursery ideally positioned opposite the master bedroom
- Well-appointed utility to the ground floor
- Various areas warmed by underfloor heating
- South- facing rear garden laid to patio and lawn areas
- Parking secured by electric gates
- Detached double garage with electric up-and-over doors
- Equipped with an electric car charging point

An extraordinary, one-of-a-kind home, this charming family residence spans across three beautifully arranged floors, with accommodation that is designed to draw in the far-reaching rural views and natural light. Offering a master suite, versatile cot room or study, utility and w.c. to the ground floor, an open-plan kitchen, dining and living area to the first floor and two further good-sized bedrooms to the second serviced by a well-appointed bathroom. Complemented by a rear garden with both patio and lawn areas, a detached garage, and located in an idyllic village setting with excellent connections and local amenities, this home offers an elevated standard of countryside living.

### **One of a kind...**

Striking from the offset, this property is accessed via the first floor and introduced by an entrance hallway, perfect for the removal of shoes and coats. Beyond an oak door, the space opens into a well-designed open-plan layout with a kitchen appointed elegantly to one side. The units subtly define the area and consist of deep navy cabinets with quartz worktops rising seamlessly into a backsplash behind the induction hob and extractor fan. An island incorporates a sink unit complemented by a gold brushed tap and having an integrated dishwasher and wine chiller below. Opposite the units house further storage, as well as an integrated refrigerator, freezer, AEG double oven with grill and pan-drawers.



The room flows naturally into the dining area, perfectly positioned before glazed sliding doors that open onto the balcony, framing the views beyond. The balcony is a generous space, offering ample room for seating or outdoor furnishings.



Oak flooring runs throughout the whole area, leading effortlessly into the living space where three rear windows create a luminous backdrop. A designated television point completes this stylish and versatile space.



### **Grounded in comfort...**

Descending to the ground floor, the hallway is finished with a light grey stone flooring and opens into each room through oak doors. A vertical glazed panel to the rear, together with an external door, adds natural light.

The master bedroom is a beautifully proportioned space, generous in size but warm in character, striking the perfect balance between comfort and space. A window to the rear provides views of the garden whilst recess downlights and wall lights illuminate the space softly. Beyond the bedroom lies a walk-in wardrobe with automatic lighting, leading through to the en suite.



This stylish sanctuary features a three-piece suite, with striking black honeycomb floor tiling and white wall tiles. The walk-in shower includes a monsoon head, glazed side panel and built-in alcove for toiletries, whilst adjacent sits a wash hand basin upon an oak-effect vanity, complemented by an illuminated mirror above. Finishing the suite is a close-coupled w.c. and chrome heated towel rail.



Opposite the master bedroom is a versatile room currently used as a study. With two windows to the rear and recess downlights, this could equally serve as a nursery or single bedroom.

Completing this floor is a two-piece w.c. and utility room. The w.c. comprises of a wall mounted wash hand basin and close coupled w.c., whilst the separate utility room is fitted with wall and base units in a gloss finish and includes plumbing for an automatic washing machine, venting for a tumble dryer, and an extractor fan.



### **Rooms with a view...**

The second-floor landing opens to two bedrooms and a family bathroom, enhanced by a sun tunnel that draws natural light into the space. An airing cupboard provides useful additional storage.

Bedroom two is a generously sized, dual-aspect room, with exposed beams overhead adding a touch of character and charm.



Bedroom three is a comfortable double, featuring fitted wardrobes along one wall. A rear-facing window, framed by additional glazed insets, helps to curate the bright and inviting space.



The family bathroom is beautifully appointed with a contemporary suite that blends classic fittings. These comprise of a traditional-style wash basin, low-flush w.c. and panelled bath, alongside a separate shower enclosed with a glazed door and having a monsoon-style shower head. Tasteful panelling rises to dado height, complemented by white tiling in splash areas and honeycomb-patterned flooring underfoot. A chrome heated towel rail and an opaque front window complete this thoughtfully designed space.



### More space to grow...

The rear garden begins with a stone-flagged patio, an ideal spot to soak up the sunshine, before leading up a set of steps to a raised lawn, adding both depth and visual interest to the garden. Modern timber fencing frames the space with open rural views existing beyond. Electric gates secure the parking area and also offer access to the detached garage with an electric up-and-over door, power, and light.





### **Delightful country living...**

Enjoy the charm of country living, surrounded by scenic, countryside walks and rural beauty. Wander down the lane to the much-loved Eagle and Child pub or pick up your daily essentials at the nearby Home Farm Shop. For easy connectivity, Parbold train station, serving the Manchester–Southport line, is just 2.7km away, while the M6, Junction 27 is only 6.4km from your doorstep. With highly regarded schools close by, this location offers the perfect blend of tranquillity, convenience, and picturesque countryside living.



**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 B**

**The Council Tax Band is D**

**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.

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