

## Maria B Evans Estate Agents Limited

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**Blacksmith's Cottage, Maltkiln Lane, Bispham Green L40 3SQ**

**Offers in the region of £345,000**



- Unique, stone-built end terrace in Bispham Green
- Open-plan living-dining kitchen to the first floor
- Living area featuring a log burner and characterful beams
- Well-appointed kitchen with integrated appliances
- Benefitting from a spacious balcony with stunning rural views
- Two ground floor double bedrooms- the master with an en suite
- Warmed by underfloor heating throughout
- Contemporary three-piece family bathroom
- Understairs storage with utilities
- Crittall doors and aluminium windows throughout
- Off-road parking to the rear of the property
- Set within a beautiful semi-rural location
- Close to local amenities and renowned schools

This beautifully crafted cottage offers a stylish blend of rustic charm and contemporary design, showcased through its uniquely arranged, reverse-level layout. Discover two double bedrooms (the master with an en suite) and a three-piece bathroom to the ground floor, before ascending to a striking first-floor living space where exposed brickwork, beams, herringbone flooring, and Crittall doors combine to create an inviting, character-filled atmosphere. The open-plan living-dining-kitchen area flows seamlessly onto a private balcony, drawing in far-reaching rural views. With high-quality finishes and a layout that elevates modern cottage living, this property delivers a truly distinctive and memorable accommodation experience.

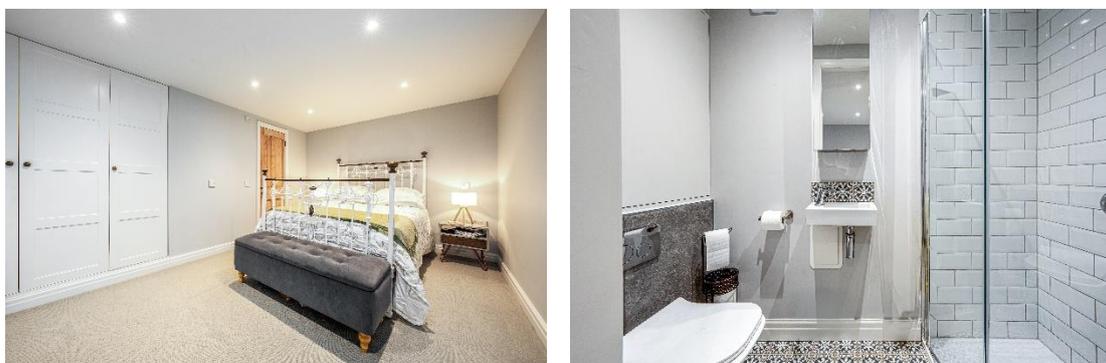
### **Making an entrance in style...**

Access to the property is obtained from the rear, along a gravelled driveway leading down the side to an off-road parking space. Timber fencing lines the rear of the property whilst an aluminium gate guides to the patio area, before continuing into the cottage through Crittall doors into the welcoming entrance hallway. This is beautifully finished with light grey stone tiling and warmed by underfloor heating.



### **Low level, high comfort...**

The master bedroom is located on the ground floor and is a well-proportioned double room, featuring fitted wardrobes along to one wall and composite Crittall doors opening to the rear. The room benefits from its own en suite facility, appointed with a three-piece suite comprising of a fully tiled shower with glazed sliding door and a monsoon shower head, a wall mounted wash hand basin with mirrored vanity cabinet above and a back-to-wall w.c.



The second bedroom is another double room, offering integral storage behind a set of double doors and a window to the side of the property with a feature stone window ledge. The room is finished with a television point and recess downlights above.



Across the hallway, the family bathroom suite has been thoughtfully arranged, complete with a panel bath across one wall with a monsoon shower head over, a vanity wash hand basin, close coupled w.c. and towel rail.



Completing this floor, a useful understairs storage provides plumbing for an automatic washing machine.

### **Rustic living...**

The first floor opens into a stunning living-dining-kitchen area, characterised with exposed brick wall features and beams overhead. Herringbone flooring flows throughout the whole area, which is complete with Crittall doors flanked by glazed insets, offering light into the room and access out onto the balcony, drawing the superb rural views into the home. The balcony adds valuable additional living space, easily accommodating outdoor furniture and offering a perfect spot to enjoy the surroundings.



Along the far wall, fitted cabinetry are situated to either side of a log burner, framed by a brick surround and stone hearth. Soft wall lighting enhances the warm atmosphere, whilst two Velux windows above introduce additional light to the space, completed with a television point to the side.



The kitchen is thoughtfully positioned to the corner and well-appointed with navy wall and base units which are complemented by quartz worktops. Integrated appliances include a sink unit with etched drainer, refrigerator and freezer, AEG double oven and grill and four-point induction hob with built-in extractor fan. A section of the worktop extends to create a practical breakfast bar for informal dining.



### **Round and about...**

This home captures the very best of countryside living, with far reaching rural views and charming pubs and farm shops close by; yet, there is no compromises on modern convenience. Enjoy excellent connections via the M6 motorway along with the excellent amenities of Parbold village; including the Co-op, independent shops and retailers, acclaimed restaurants and Parbold train station.



**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 C**

**The Council Tax Band is C**

**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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