



Maria B Evans Estate Agents Limited

East Wing Lodge, 12 Bank Hall, Bretherton PR26 9BG

Offers in the region of £525,000



- Beautifully maintained, three-bedroom semi-detached home
- Located on the East side of the Grade II Listed Jacobean Bank Hall
- Well-appointed breakfast-kitchen with integrated appliances
- Cosy, yet spacious, reception with log burning stove
- Master bedroom enjoying a stylish three-piece en suite
- A further two good-sized double rooms
- Stunning four-piece family bathroom to the first floor
- Warmed by gas central heating radiators throughout
- South-facing garden with Indian stone terrace and lawn area
- Allocated parking for two vehicles plus visitor parking
- Electric car charging points available in the parking area
- Electric gates to Bank Hall with various intercom points

East Wing Lodge is a beautifully presented three-bedroom semi-detached home, forming part of the magnificent Jacobean Grade II* Listed Bank Hall. Restored between 2017 and 2021, Bank Hall is an exceptional former country house set within breathtaking grounds and surrounded by meticulously maintained communal gardens and private woodland. Finished to an exceptional standard, the properties original period features have been carefully preserved and celebrated, becoming striking focal points throughout the home and creating an atmosphere that simply cannot be replicated. Occupying a peaceful position on the eastern side of the hall, this home enjoys an enviable sense of privacy, with nothing beyond but tranquil woodland beyond.

Upon arrival...

The approach to East Wing Lodge immediately sets the tone for the accommodation within. A low timber fence with a latched gate is framed by mature laurel planting and gives way to a loose stone pathway leading up to the composite entrance door. The frontage is illuminated by sensor-controlled exterior lighting and has space for potted planting and a storage shed.



Stepping inside, the welcoming entrance hall sits at the heart of the home, introducing the property's distinctive rustic elegance. Engineered oak flooring is complemented by exposed brickwork and timber panelling, whilst natural light filters through a rear-facing window and a combination of a pendant light and recessed downlights provides further illumination. Integrated cupboards offer practical storage, adjacent to the well-appointed cloakroom, which is equipped with decorative panelling, a back-to-wall w.c., wall-mounted wash hand basin and a chrome heated towel rail.



Rustic charm and modern comforts...

The engineered oak flooring continues to run throughout the stunning open-plan kitchen, where a range of shaker-style, slate blue and white wall and base units are complemented by white quartz work surfaces and subway tiled splashbacks. The kitchen is comprehensively equipped with a selection of integrated appliances, including a refrigerator/ freezer, dishwasher, five-burner gas hob with extractor above, and a one-and-a-half bowl sink unit with etched drainer and swan-neck tap.

A bespoke timber counter extends from the kitchen, creating relaxed seating for up to six people beneath pendant lighting, presenting an inviting setting for everything from casual breakfasts to evening entertaining. Characterful painted brickwork and an exposed concrete-style ceiling enhance the room's rustic charm, while French doors flood the space with natural light and open onto the rear garden.



The reception room provides a wonderfully cosy retreat, centred around a striking exposed brick chimney breast with an inset log burner resting on a stone hearth. A television point is positioned above, while generous proportions allow ample space for furnishings. Timber panelling to one wall frames a window to the rear with two further windows to the side elevation ensuring the space remains beautifully light throughout the day.



Rising above it all...

A staircase rises to the first-floor landing which continues the home's carefully considered design, again enjoying exposed brick detailing, a combination of pendant and recessed lighting and a built-in utility cupboard housing plumbing for an automatic washing machine and space for a tumble dryer. Solid oak panelled doors open into each room.



The principal bedroom is a beautifully proportioned retreat. An exposed brick chimney breast creates an attractive focal point, complete with a television point above and fitted wardrobes to the corner, finished with raw oak sliding doors. A rear-facing window enjoys peaceful views across the gardens and the mature woodland beyond.



The master bedroom's stylish en suite is finished with wood-effect tiled flooring and comprises a fully tiled shower with glazed doors, a vanity wash hand basin, back-to-wall w.c., wall-mounted vanity cabinet and a chrome heated towel rail. An opaque window and recessed downlights complete the suite.



The second bedroom is equally impressive, with soaring ceilings enhancing the sense of space, a rear-facing window, television point and pendant light.



Serving the first floor is a luxurious four-piece family bathroom, where impressive ceiling heights continue the immediate feeling of space. The suite features wood-effect tiled flooring and a freestanding bath, beautifully positioned upon a bed of decorative stones and having a traditional telephone-style hand shower. A glazed sliding door reveals the fully tiled shower, complete with a monsoon rainfall head and separate hand attachment. A contemporary vanity wash hand basin, back-to-wall w.c., chrome heated towel rail, opaque window and recessed lighting complete this exceptional space.



More to come...

The second floor offers a wonderfully versatile landing, illuminated by both a Velux roof window and a rear-facing window, making it an ideal area for a home office or reading nook.



The third bedroom is another generous and characterful space, with exposed brickwork, integrated eaves storage and natural light provided by both a Velux window and a rear-facing window. Offering ample room for furnishings, the bedroom also benefits from a television point and twin pendant lights.

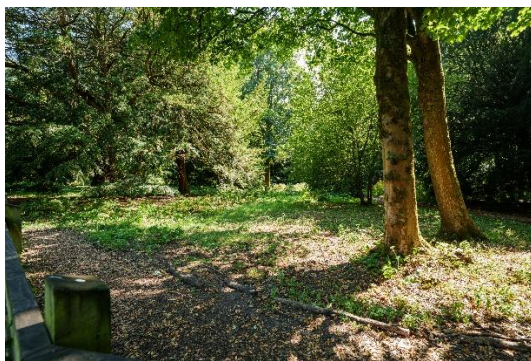


Green and serene...

Outside, the south-facing rear garden enjoys one of the most peaceful positions within the development, backing onto the surrounding woodland beyond which provides a haven for local wildlife, with regular sightings of deer, rabbits and a variety of birdlife. An Indian stone terrace provides the perfect setting for al fresco dining and summer entertaining, complemented by external lighting for evenings outdoors. A central stone pathway leads through the lawn, with mature laurel hedging and timber fencing enclosing the garden to create a secure and secluded environment. A water tap and shale pathway provide convenient side access to the front of the property.



East Wing Lodge further benefits from two allocated parking spaces immediately adjacent to the property with electric car charging points available and additional visitor parking. A lease is also available on a substantial storage shed situated within the woodland beyond, providing valuable additional storage.



The communal gardens surrounding the property are well-maintained, with a fire-pit area offering a place to gather and converse between residents. The site is accessed through secure electric gates and provides a shale driveway to the parking areas.



The surrounding area...

A regular entrant into the Best Kept Village competition, this tranquil and ever-popular village holds much appeal of several levels and has an abundance of facilities to enjoy including the local cricket club, sports field with tennis court, bowling green, boules pitch, playground plus numerous rural, woodland and riverside walks. After a morning spent outdoors, unwind with lunch or a drink at the welcoming village pub, or enjoy coffee and homemade treats at the charming café within the Old Corn Mill Antiques Centre.

The surrounding area is blessed with an excellent array of schools and the Bretherton Endowed C of E Primary is among them, being accredited as “outstanding” by Ofsted.

Within ten-fifteen minutes you can be in the surrounding villages of Croston, Mawdesley, Tarleton, Rufford and Much Hoole – all having excellent amenities – and for the commuter, the A59 or the train-line to either Liverpool or Preston is a just a few minutes away.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 950 years

We are reliably informed that the Lease is circa £150 PA

We are reliably informed that the Service Charge is circa £499 PCM

The Local Authority is Chorley Borough Council

The Council Tax Band is E

The property is served by septic tank

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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