Maria B Evans Estate Agents Limited

Low Meadows, Maltkiln Lane, Bispham Green L40 3SG

Offers in the region of £1,900,000

- Extraordinary, characterful mock-Tudor residence
- Crowned with a distinctive thatched roof
- Ideally positioned in the picturesque hamlet of Bispham Green
- Enjoying circa 4 acres of land, sectioned into garden and paddocks
- Entrance hallway with vaulted ceiling and multifuel burner
- Five well-proportioned bedrooms to the first floor
- Serviced by three bathrooms
- Three reception rooms with far-reaching, rural views
- Dining-kitchen and two separate utility rooms
- Further dining room finished with delightful period features
- Natural pond, greenhouse and vegetable patch
- A timber stable block of three, plus a tack room
- A further two stables and a tack room to the rear of the property

An extraordinary mock Tudor residence, this one-of-a-kind home exudes period charm at every turn, crowned by a distinctive thatched roof and thoughtfully rebuilt in 2007 to retain its timeless character. Set within approximately 4 acres of stunning grounds, it offers a rare opportunity to enjoy authentic, elegant countryside living, combining grand reception rooms, a dining room and separate kitchen, five bedrooms, and period-style bathrooms. Outside, mature gardens, paddocks, and stables complete a private and serene setting, perfect for equestrian pursuits or simply embracing the open countryside.

The essence of English countryside living…

Setting the captivating tone upon arrival, Low Meadows gracefully unfolds at the end of a private, Tarmacadam driveway and is set amongst a beautiful backdrop of rolling fields and woodland. The parking area is bordered with rose bushes, whilst the natural pond, greenhouses and vegetable beds are positioned to the side. The surrounding woodland offers both privacy and a sense of sanctuary, creating a setting that captures the true spirit of English countryside living.

A grand welcome…

A timber overhang and soft pendant light creates an inviting introduction to the home as it opens into a grand entrance hallway. This impressive space features a vaulted ceiling, from which a drop pendant light hangs, along with a striking brick fireplace framed by an oak beam mantel above and stone hearth surrounding a multifuel burner. Windows to the front and rear bring in a generous amount of natural light, while understairs storage and oak flooring lead into the surrounding living areas.

Period living at its finest…

The first reception is positioned to the rear of the home, a wonderfully spacious room ideal for entertaining and frame by oak windows that capture uninterrupted rural views and French doors that open to a covered patio seating area. Soft wall lighting enhances the inviting atmosphere, emphasised by a multifuel open fire with black stone surround, mantle and a tiled hearth.

The second reception room, accessed through glazed oak doors, is a cosy and intimate retreat with a television point and oak patio doors leading to the side garden, creating an ideal space to curl up with a book or just relax and enjoy the views.

Continuing down the hallway brings you to the kitchen, fitted with cream base units featuring cupped handles and tiled countertops that rise into matching splashbacks. The units are well equipped with an Esse electric cooker, integrated refrigerator, freezer and dishwasher, along with twin porcelain sink units with mixer taps. A full-length fitted dresser provides generous storage, whilst the central island offers excellent preparation space. Oak beams above carry into the informal dining area, which enjoys a window to the front and rear.

Just off the kitchen sits a versatile room laid with beautiful York stone flooring, complete with a side window and a rear door that leads directly along a path to the stables. This space serves perfectly as a walk-in pantry to support the kitchen or as a boot room after time spent outdoors with the animals.

Two utility rooms can be accessed from the hallway, one featuring tiled flooring and the other oak, with fitted units holding plumbing for an automatic washing machine and porcelain sink units set beneath side-facing windows.

Dining in…

The elegant dining room creates a refined setting for any occasion, enhanced by feature beams along one wall. A bay window frames the views over the front, while and additional side window works to bring in further light, giving the room a bright and timeless character.

Grounded in comfort…

The property also benefits from a ground floor bedroom, comfortably sized for a double bed and enjoying natural light from windows to both the side and rear.

It is served by a three-piece family bathroom featuring a central roll-top claw-foot bathtub, pedestal wash hand basin and close-coupled w.c.

Rising above it all…

The spacious staircase leads to a generous galleried landing with views down into the entrance hallway. From here, the large storage room can be accessed which houses the hot water tank.

Positioned at the rear to capture beautiful rural outlooks, the master bedroom enjoys a dual aspect and impressive proportions, with Hammonds fitted wardrobes along one wall complemented by an additional walk-in wardrobe, also finished with Hammonds fitments.

The second bedroom sits to the front of the property, another dual-aspect and well-sized room.

Bedroom three features an apex ceiling with a side window and offers comfortable double accommodation.

Bedroom four is suitable as a single room and benefits from existing plumbing that allows for the addition of a further bathroom if desired.

Completing the first-floor accommodation, the family bathroom presents a charming period feel, appointed with a claw-foot roll-top bathtub, a corner shower with glazed sliding doors, a pedestal wash hand basin and a close-coupled w.c.

Guest annex or extended living space…

The third reception room features a charming bay window to the front, whilst oak patio doors with glazed insets provide an outlook to the rear. Generously proportioned, the room retains a cosy feel from the focal point of the room- a multifuel burner standing within a brick surround.

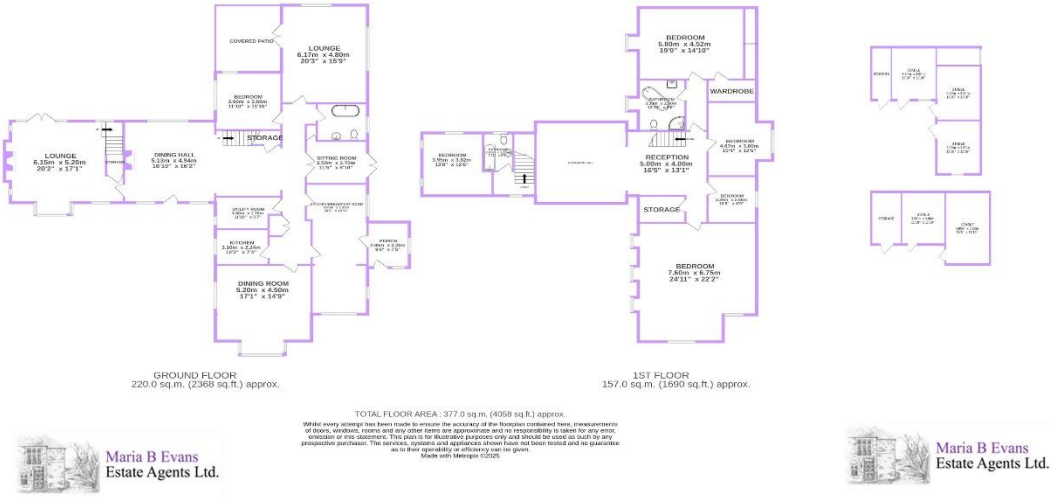
A staircase rises to a double-sized, dual aspect bedroom with adjacent three-piece bathroom. This comprises of a panel bathtub, close coupled w.c., pedestal wash hand basin and window to the rear.

Gardens and grounds…

Continuing the stunning character of the interior, this property is complemented by its external amenities surrounded by gardens and surrounding land. At the front, lawned areas to either side of the driveway are made private by surrounding woodland and feature a large greenhouse neighbouring the vegetable patches and a natural pond beyond, creating a tranquil, picturesque setting.

To one side of the driveway, a timber stable block with tack room comprises of three stables set on a concrete base with a fenced paddock to the front.

The side and rear gardens are framed by mature oak trees and a variety of mature shrubs and bushes. Beyond, the land opens into fenced fields with two additional stables and a tack room, accessed via a bark path—an ideal equestrian setup, perfect for livestock, or simply to enjoy the open countryside and greenery.



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 E

The Council Tax Band is F

The property is served by septic tank

NB: The property is on two separate titles between the house and the land.

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.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA