The Marshes Lane, Mere Brow

SMART MOVE



Asking Price **£575,000**





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Set within approximately one-third of an acre in the charming semi-rural village of Mere Brow, this impressive detached family home offers over 2,180 sq ft of beautifully proportioned accommodation, including the garage. Positioned centrally within its generous plot, the property enjoys substantial gardens to both the front and rear, with open countryside views providing a wonderful backdrop. What truly sets this home apart, however, is its outstanding all-year-round heated outdoor swimming pool, complete with a retractable cover, changing area and energy-efficient heating system, creating a unique lifestyle opportunity rarely found in the local market.

The internal layout of the property in brief includes: entrance porch which leads to a central hall with stairs leading to the first floor, lounge, equally generous living room with doors opening to the conservatory, modern fitted kitchen, three piece ground floor shower room, first floor landing with access into the loft via a pull-down loft ladder, four double bedrooms (all of which boast fitted wardrobes and storage,) and the three piece first floor shower room completes the accommodation.

Occupying a superb plot of approximately one-third of an acre, the property enjoys expansive gardens to both the front and rear. A sweeping driveway leads through the lawned front garden and provides ample off-road parking for several vehicles, whilst double gates to the side offer access to additional secure parking, a secondary driveway and the double garage. Extending to approximately 50 metres in length, the rear garden is a wonderful outdoor retreat, featuring a generous patio ideal for entertaining, extensive lawns and an abundance of mature trees, shrubs and established borders that provide colour and interest throughout the seasons. Complemented by a timber summer house and outdoor kitchen area, the garden enjoys an excellent degree of privacy, backing onto open fields and benefiting from a delightful non-overlooked aspect.

Located within the rear garden is the heated swimming pool, which benefits from a bespoke retractable cover, providing year-round use. Surrounding the pool is a generous paved boarder, allowing for sun loungers or simply ample space for family entertaining. Within the pool is a dressing area, allowing for privacy and easy transitioning from the property into the pool. The vendor reliably informs us that the running cost for the heating of the pool is very energy efficient and is happy to give further details upon viewing.

How to Find the Property: To locate the property using What3Words search keywords: ///gathering.front.egging

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.





* Four Bedroom Detached Family Home
* Generous Plot of Around 1/3 of a Acre
* Four Bedrooms - All with Fitted Wardrobes
* Generous Lawned Gardens to Front & Rear plus Garden Bar
* Pool with Bespoke Perspex Retractable Cover & Chainging Area
* All-Year-Rounded Heated Swimming Pool
* Three Reception Rooms
* Bathrooms to Ground & First Floors
* Sweeping Driveway plus Double Garage
* Council Tax Band F & EPC Rating C







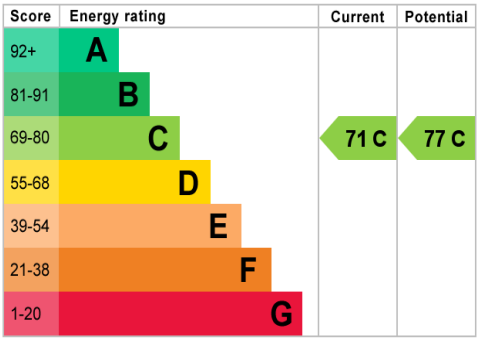




15, The Marshes Lane, Mere Brow, Tarleton, PR4 6JR

Total Area: 202.8 m² ... 2183 ft²

All measurements are approximate and for display purposes only



Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.