



Maria B Evans Estate Agents Limited

Greystone Barn, Hall Lane, Bispham, WN8 7BD

Offers in the region of £795,000



- A majestic, detached stone barn conversion
- Converted some forty years ago by the seller
- Filled with character features throughout
- In need of some further renovation works
- An array of outbuildings, stables and garages
- Two spacious reception rooms plus conservatory
- Well-appointed kitchen with dining area/snug
- Leisure annex with full-size squash court
- Four double bedrooms – master with en suite
- Tiled and wall-panelled shower room
- Timber double glazed and oil-fired central heating
- In superb grounds with far reaching rural aspects
- Close to local village amenities and schools
- Easy access to road and rail commuter transport links

Dating back approximately one hundred and forty years, this grand, detached stone barn was lovingly converted by the current owner some thirty years ago and includes several outbuildings which incorporate stables, tack and feed rooms, tractor store, double garage and a substantial prefabricated barn. Ready for some further renovations, the charming barn comprises two reception rooms, conservatory, a dining kitchen plus utility room, leisure annex with full size squash court, four double bedrooms – one with en suite – and a shower room. The stunning, secluded and tranquil setting with far reaching rural aspects is a joy to behold and offers an excellent opportunity for a discerning purchaser.



The House

The principal door to this charming residence is now rarely used, however, this description will start at that point.

A solid timber panelled door opens to the porch having a ceiling light and coat hooks ready for guest arrival. A glass panel door opens to the spacious hallway which is lit by wall lighting and warmed by a radiator. A window opening gives sight into the dining room and a spindle staircase rises to the first-floor landing.



Part of the hall is laid to carpet whilst a laminate section continues into the spacious dining area which has a window to the front with a quarry tiled sill and is lit by wall lights for evening ambience.

From the hall, oak double doors give away to the generously sized, dual aspect lounge with windows to the side and rear and exposed ceiling beams. Wall and picture lights illuminate the area which features a stone ingle open fire surround with flagged hearth and dog grate with copper canopy and oak beam above. There are fitted cabinets to either side of the fireplace to provide storage and, to one side, a television shelf. A further wall niche has glass display shelves and there are two radiators to warm the room further when needed.

The dining kitchen which has two windows to the rear, a glazed door to the conservatory and a further door from the kitchen into the utility room/porch. The kitchen area is fitted with a good range of medium oak wall and base cabinets with splash tiling between levels and incorporating a peninsula unit. Formica worktops surround and have an inset one and a half bowl single drainer sink unit with swan neck mixer tap. There is an inset Bosch ceramic hob and, close by, and eye-level Neff oven and grill with space for a microwave above. There is housing for a fridge freezer, and also a wall mounted Belling warming cabinet. This area has inset spotlights and vinyl flooring and abuts a carpeted area with space for a table and chairs. To the corner is a stone fireplace and hearth with an open fire facility, ceiling light, television point and radiator.

The timber framed conservatory overlooks the side garden, is lit by wall lights and has a crazy paved mixed-stone flooring. There is a built-in corner cupboard housing the Firebird Silver central heating boiler and further cupboard for storage. In addition, there is a radiator and a wall-mounted water tap for convenience.

Off the kitchen is the utility room with tiled flooring, windows to the side and front and inset spotlights. There is a stainless-steel sink unit, plumbing for an automatic washing machine and space for a tumble dryer. Fitted storage cupboards line one wall and a stable-style door gives access to the side of the property and tends to be used as the main entrance due to its proximity to the parking area.



Completing the ground floor, a door from the hall gives way to the split-level leisure annex with the main part being a full-size squash court. Ante room provide a wash room with fully tiled shower recess having a Redring Californian power unit, a low flush WC and a wall mounted wash hand basin. There is also a wall light on a radiator. Two further rooms in this area provide ladies and gents changing facilities with clothes hooks and there are steps to a viewing gallery with pine clad balustrade.

The broad galleried landing has a spindle balustrade and vaulted ceiling with exposed King Truss highlighted by the wall lights and light from the Velux and side windows. A walk-in linen cupboard houses the lagged hot water cylinder tank and is lit by a strip light.



The spacious master bedroom features a part-exposed King Truss with attached spot light, has windows to the side and front and a radiator. A walk-in dressing room with strip light provides clothes rails, accessory shelves and drawers. The adjacent en suite is tiled to all splash areas and has a window to the side and two wall lights. The four-piece suite comprises a panelled bath, pedestal wash hand basin, low flush WC and bidet.

Bedroom two has a window to the side overlooking the driveway, wall lights, exposed ceiling beam, radiator and two double fitted wardrobes with sliding doors. Bedroom three has a circular window to the rear, wall lights, radiator and fitted wardrobes with sliding door doors. Bedroom four also has a circular window to the rear, wall lights and this double room is currently used as an office with built-in oak cupboards, desk and wall mounted cabinets.

The shower room has a Velux window, a strip light and a radiator. Wall tiling and shower panels are strategically placed for the three-piece suite which comprises a step-in shower with Mira Atom power unit, a low flush WC and pedestal wash hand basin. There is a built-in double cupboard for toiletries and a loft hatch.

The Grounds

The property is approached via a lengthy driveway with a five-barred gate partway down which opens to a broad parking area with lawn garden opposite and leading to double garage with attached enclosed dog kennel and attached feed and tack rooms. To the side there is a further sizeable prefabricated storage barn on a concrete base with power and light. Beyond this, a stone barn comprises three stables with automatic water feeders, a dual access washroom with a door to the midden and a small pony paddock. Attached to the end of this barn is a tractor garage with sliding door and, to the fore, is a gated Tarmac parking and turning area for horseboxes, trailers et cetera. To the side of this is a lunging circle in need of some restoration.



The more formal gardens are to the rear of the property and enjoy rural aspects over the adjacent farmland. Mainly laid to lawn, the south facing rear gardens have a charming array of mature flowering shrubs planted in meandering borders which are enclosed by stock fencing and are totally secluded making this tranquil haven is a delight to visit.



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 Borough Council

The EPC rating is D

The Council Tax Band is G

The property is served by septic tank – in need of replacement

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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