



## Maria B Evans Estate Agents Limited

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**247 Hesketh Lane, Tarleton PR4 6RH**

**Offers in the region of £475,000**



- Semi-detached, four-bedroom family home
- Brimming with period features throughout
- Beautiful, well-established gardens to the front, side and rear
- Light-filled entrance vestibule and hallway
- Dining room with French patio doors to the rear garden
- Reception room with open fireplace
- Tasteful, contemporary kitchen with adjacent utility
- Master bedroom with three-piece en suite
- Three further bedrooms- one double and two single
- Traditional-style four-piece family bathroom
- Detached double garage to the rear equipped with power and light
- Off-road parking provided for three vehicles
- Ideal location close to village amenities

A wonderfully characterful and stylish home, 247 Hesketh Lane enjoys a beautiful setting with well-maintained gardens to the front, side and rear. This semi-detached home offers an entrance vestibule and welcoming hallway, a spacious open-plan dining and reception room with feature fireplace, practical utility room and contemporary kitchen with central island and French doors opening onto the garden. To the first floor are four bedrooms, including a master bedroom with en suite, alongside a traditional-style four-piece family bathroom. Outside, the property is complemented by beautifully established gardens that are laid to a combination of patio and perfectly manicured lawn areas bordered by well-established, seasonal planting. A detached double garage and parking complete this attractive home.

### **The grass that stays green ...**

Step through a set of black wrought iron gates, take a breath and, as the sense of calm and arrival unfolds, enjoy the unmistakable feeling of coming home. A shale pathway guides towards the front door with patches of lawn flanking either side and a well-established frontage sheltering from the road.



### **Making an entrance...**

The entrance vestibule welcomes into the home, setting the tone for the property: bright, spacious and rich in period charm. High ceilings enhance the sense of space, while tiled flooring and glazed insets frame exposed brick walls fitted with coat hooks. A drop pendant light hangs overhead, guiding the way into the main hallway.



The hall continues the welcoming feel with wooden flooring and two windows overlooking the garden to the side. A pendant light and radiator complete the space, while the staircase rises gracefully to the first floor, with useful understairs storage neatly tucked away behind.



### **Rich in charm and character...**

White-painted panelled doors with opaque glazed insets open to the majority of the accommodation, the first revealing a beautifully arranged dining and reception room. Originally two separate rooms, they have been thoughtfully opened to create a seamless flow between the spaces, enhancing both light and the sense of openness. Dark Karndean flooring runs throughout, complemented by recessed downlights and elegant decorative coving. The dining area offers the option of a more intimate setting, illuminated by two pendant lights suspended above, while a set of French doors opens directly onto the rear garden and a vertical column radiator to the side warms the room.



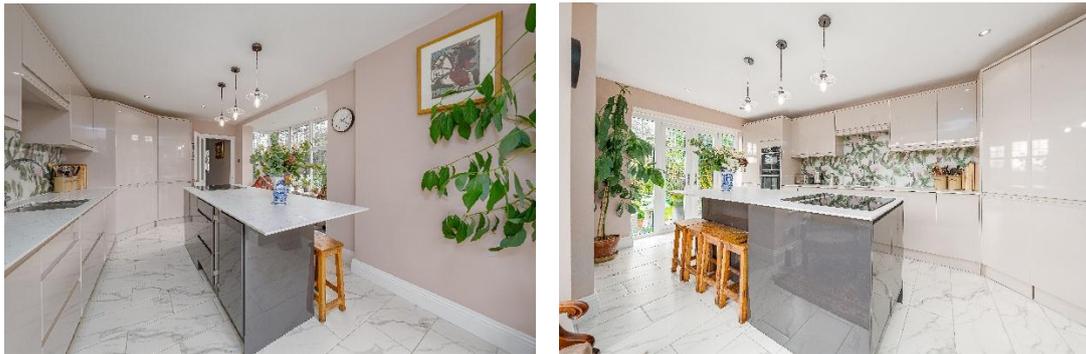
The reception area enjoys a charming bay window to the front, framed by a graceful archway and fitted with plantation-style shutters, along with a door returning to the hallway. The room is warmed by both a striking open fireplace with a limestone mantel, cast iron surround and hearth, as well as a radiator.



The utility area provides a practical and well-appointed space, fitted with cream wall and base units complemented by a tiled splashback. There is plumbing for an automatic washing machine, venting for a tumble dryer and an inset stainless-steel sink unit positioned beneath a side window, as well as ample storage.

### **Look what's cooking...**

The kitchen is a true standout feature of the home, beautifully appointed with an extensive range of wall and base units finished in an elegant milk gloss and complemented by matte worktops and a vibrant splashback. Integrated Neff appliances include an oven and grill, combination microwave, induction hob with downdraft extractor, and a full-size refrigerator and freezer. At the heart of the space, a central island is illuminated by three drop pendant lights (aiding the recessed downlights to the ceiling) and provides breakfast bar seating, perfect for relaxed, informal dining. The island also incorporates a wine cooler. A one-and-a-half bowl stainless steel sink with etched drainer sits neatly alongside an integrated dishwasher, while marble-effect tiled flooring completes the contemporary finish. A large bay window to the side creates an inviting area to sit and unwind and French patio doors open directly onto the garden.



### **And so, to bed...**

Rising elegantly to the first floor, a split-level landing illuminated by a pendant light leads to four bedrooms and the family bathroom.

The principal bedroom is a generously proportioned space with high ceilings, from which a central pendant light is suspended, and a window to the front fitted with plantation shutters. There is ample room for furniture and the room further benefits from a beautifully appointed, traditional-style three-piece en suite.



Within the en suite, porcelain tiling lines the walls to dado height, complemented by honeycomb-style tiles underfoot. A glazed sliding door opens to the fully tiled shower enclosure, while the suite is completed by a pedestal wash hand basin, low-flush w.c., chrome heated towel rail and a wall-mounted cabinet. Soft wall lighting creates a warm, ambient glow, enhanced by recessed downlights above.

The second bedroom is a comfortable double room with a window overlooking the rear garden. It features fitted shelving along one wall, a pendant light overhead and wall lights positioned either side of the bed space, creating a cosy and practical setting. An airing cupboard is also conveniently located within the room.



The third bedroom is a single room with a window to the side, along with a pendant light and radiator.



The fourth bedroom is currently arranged as a study with high ceilings, a window overlooking the side aspect, a radiator and pendant lighting. Fitted shelving runs along one wall, and access to the loft is available from here.



### **Soak it up...**

Completing the first floor is the family bathroom. In keeping with the character of the home, this elegant four-piece suite is also set upon honeycomb tile flooring and comprises a classic roll-top claw-foot bath, a fully tiled shower enclosure with glazed sliding door, pedestal wash hand basin and low-flush w.c. Two opaque windows provide natural light while maintaining privacy and a chrome heated towel rail, recessed downlights and a wall-mounted vanity cabinet complete the space.

### **Paths, petals, flowers and foliage...**

A garden that truly has it all... thoughtfully designed and beautifully established, with nothing left to do but enjoy it.



From the rear of the house, a stone-flagged patio creates the perfect setting for alfresco dining. A shale area has been created to one side of the house, providing more space for outdoor furniture or storage whilst stepping stones lead gracefully across a perfectly manicured lawn to a timber summerhouse, decorated with herringbone-style flooring and glazed insets, offering a charming place to sit and enjoy the garden. This is fully bordered by seasonal planting and dense hedging that creates a wonderful sense of privacy, enveloping the garden in its own peaceful retreat, and including snowdrops, tulips, bamboo trees, Cornus Kousa and much more for year-round interest.



The stepping stones continue to a stone flagged path at the end of the garden which guides to the detached brick-built double garage, which also benefits from additional storage to the rear, sheltered by an overhang and extending to the far side of the garage. From here, there are two points of access to the parking space through timber gates, where space for three vehicles is provided. The garage itself can be accessed through a pedestrian side door or from the sliding door across the front, and is equipped with power and lighting, creating an ideal space for storage or workshop use.



### **Our top picks for you...**

The property enjoys a pleasant village setting within Tarleton, where a range of everyday amenities can be found close by, including local shops, cafés, restaurants and a Booths supermarket along Station Road. Well-regarded schools such as Tarleton Community Primary School and Tarleton Academy serve the area whilst the surrounding countryside offers lovely walks and open green space. The larger centre of Preston is easily reached for a wider selection of shopping, dining and transport links.



**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 TBC**

**The Council Tax Band is D**

**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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