



Maria B Evans Estate Agents Limited

Walmer Hall Cottage, Dob Lane, Little Hoole PR4 4SU

Offers in the region of £395,000



- Characterful, period property
- Generously proportioned reception with open fire
- Well-appointed shaker style kitchen
- Dual-aspect morning room to the rear
- High ceilings, beams and exposed brick features throughout
- Semi-detached with three, good-sized double rooms
- Served by a three-piece family bathroom
- Warmed by economy 7 electrical heating system/open fire
- Timber windows: some with double and some single glazing
- South facing rear garden with open aspects to the rear
- Tarmacadam driveway providing extensive parking
- Private location, yet conveniently close to local amenities

Walmer Hall Cottage is a charming characterful period cottage dating back to the 1800s and proudly showcasing the character of its time with high ceilings, decorative coving and exposed oak beams. Enjoying a private setting with open views to the rear, the property is wonderfully tucked away whilst remaining conveniently close to local amenities. Internally, the home offers spacious yet cosy accommodation comprising a welcoming reception room, a well-appointed kitchen, versatile morning room, three double bedrooms and a three-piece family bathroom in this semi-detached property.

Hearth and home...

The property welcomes you through a timber entrance door with glazed insets into an entrance vestibule, an ideal space for greeting guests or storing coats and shoes before stepping into the main living accommodation.

The spacious reception room features elegant coving, high ceilings and an exposed character beam, all enhancing the sense of space and individuality. A central pendant light softly illuminates the room, whilst a bow window to the front elevation and additional side window allows natural light to pour in. The open fire, set within a brick surround with stone hearth and mantel, creates an inviting focal point, complemented by fitted shelving to one side and a bespoke oak cupboard discreetly housing the meters. There is ample space for a variety of furniture layouts, making this a comfortable and versatile living area.



Look what's cooking...

An original pine six panelled door leads through to the beautifully appointed kitchen, fitted with a range of cream shaker-style wall and base units finished with a neutral work surface and a blend of circular and cupped handles. Integrated appliances include a Lamona double oven and grill with hob and feature mantel above, alongside a one-and-a-half bowl stainless steel sink positioned beneath a side-facing window. There is also space for a fridge freezer and an abundance of useful storage throughout. Recessed downlighting adds a contemporary touch, while the overall design retains a warm feel in keeping with the character of the home.



Comfort and charm...

Another timber door with glazed inset opens into a versatile room. This could serve conveniently as dining room, being located adjacent to the kitchen or, how it is now, enjoyed as a light-filled morning room. Benefitting from dual-aspect windows to the side and rear, the room enjoys lovely views over the rear garden and open aspects beyond. Character features continue throughout with exposed brick walls, ceiling beams and wood-effect flooring, all enhanced by soft wall lighting. A striking brick archway frames double doors with glazed insets, opening into the rear porch.



This provides yet another practical and attractive space, complete with a terracotta tiled floor, exposed brickwork and both a window and door leading out to the rear garden.



Soak and sleep...

The staircase to the first floor is accessed by an oak door with historic hand- made diamond leaded lights in an oak frame in reception room which is enclosed by oak panelling, creating a separate stairwell from the living area. Natural light floods the space from a side-facing window to the right and additional diamond leaded lights to the left, creating a bright and welcoming transition to the upper floor.



The landing enjoys a window overlooking the front elevation and is illuminated by a pendant light. Old pine six panelled doors lead to all first-floor rooms with high ceilings and old pine flooring underfoot.

The principal bedroom is a generously proportioned retreat, complete with a rear-facing window and pendant lighting, offering a peaceful outlook over the garden and greenery beyond.



The second bedroom is another spacious double room, enjoying a rear-facing aspect, pendant lighting and fitted wardrobes spanning across one wall. Exposed brick feature walls add warmth and rustic charm.



The third bedroom is also a comfortable double room, featuring a front-facing window and pendant light.



Serving the bedrooms is a three-piece suite family bathroom, accessed through double doors and finished with elegant white marble tiling to the floor and splashback areas. The suite comprises a panelled bath with electric shower over and glazed screen to the side, a pedestal wash hand basin, low flush w.c. and a useful airing cupboard. A pendant light and front-facing windows, one of which is an oriel window with partial etched glazing for privacy, allows plenty of natural light into the suite.



The quiet patch...

The south-facing rear garden begins with a flagged patio area before extending onto a neat lawn area bordered by planted beds that provide seasonal colour and interest. A low rear boundary allows uninterrupted views across the open fields beyond, creating a wonderfully rural and peaceful backdrop.



To the side of the property, a timber garage sets upon a concrete base and is equipped with both power and light. A tarmac driveway provides ample off-road parking for multiple vehicles and also features an external water tap for added convenience.



To the front, a planted flower bed provides an ever-changing display of seasonal blooms and greenery, welcoming approach to the home throughout the year.



Beyond the front door...

Set away from the hustle and bustle of everyday life, just off the A59 and along the peaceful Dob Lane, this charming home enjoys a wonderfully private setting surrounded by open countryside, whilst remaining conveniently placed for everyday amenities. The nearby villages of Longton, Walmer Bridge and Much Hoole offer a variety of local shops, independent businesses, cafés and traditional pubs, creating a welcoming village atmosphere. Popular nearby spots include Langs, Ego at the Fox Club, The Village Teapot and Chew's Cafe & Bar, whilst excellent local produce can be found at Woods Farm Shop. Families are also well catered for with a selection of reputable primary (Little Hoole Primary School, Longton Primary School) and secondary schools nearby (Hutton Church of England Grammar) alongside convenient transport links into Preston, Southport and surrounding Lancashire towns. Combining the rural feel with everyday convenience, this location offers the perfect balance for peace and connectivity.

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 South Ribble Borough Council

The EPC rating is F

The Council Tax Band is D

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.