



ESTATE AGENTS • VALUER • AUCTIONEERS



The Meades Dubside, Wrea Green

- Stunning Detached Family House
- Panoramic Views over the Village Green & Duck Pond
- Spacious Modernised Accommodation Throughout
- Large Through Lounge & Sun Lounge Leading off
- Modern Breakfast Kitchen with Dining Area
- Central Hall & Modern Cloaks/WC
- Four Good Sized Double Bedrooms
- Two Modern En Suite Shower Rooms/WC & Modern Family Bathroom/WC
- Landscaped Gardens to the Front, Side & Rear, Double Garage & Driveway
- Freehold, Council Tax Band G & EPC Rating D

£895,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



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The Meades Dubside, Wrea Green

GROUND FLOOR

ENTRANCE HALLWAY

2.49m x 2.06m (8'2 x 6'9)

Nicely presented central Hall approached through a new (June, 2026) composite outer door with inset obscure double glazed panels. UPVC double glazed deep window provides excellent natural light. Modern "Quick Step Impressive Saw Cut Oak Grey" laminate flooring. Corniced ceiling. Staircase leads off to the first floor with a side hand rail. Panel radiator with a decorative cover. Built in Cloaks store cupboard with a ceramic tiled floor, overhead light and housing the wall mounted Vaillant gas central heating boiler (fitted December 2021). Wall mounted electric meter and modern consumer unit (fitted 2022) together with a security alarm system. Contemporary panel doors leading off.



CLOAKS/WC

1.55m x 1.14m (5'1 x 3'9)

UPVC obscure double glazed window to the front elevation with a top opening light. Modern (2022) two piece white suite comprises: Semi concealed low level WC. Adjoining vanity wash hand basin with a centre mixer taps and drawers below. Splash back tiling. Contemporary radiator in anthracite grey.



LOUNGE

9.09m x 4.17m (29'10 x 13'8)

Stunning principal through reception room. UPVC double glazed picture window overlooks the front garden and Village Green and pond views beyond with two top opening lights. Corniced ceiling with two overhead lights and three wall lights. Two panel radiators with decorative screens. Television aerial point. Focal point of the room is an ARC Rowandale multi fuel burning cast iron stove (2022) standing on a stone hearth and wooden display plinth above, Additional double glazed picture window overlooks the rear garden with top opening light. Double opening bevel edged glazed doors gives direct access to the adjoining Dining Kitchen. UPVC double glazed double opening French doors overlook and lead to the Sun Lounge.





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SUN LOUNGE

5.87m x 3.10m (19'3 x 10'2)

Superb Sun Lounge which has had a new 'Supalite' solid roof installed (2021). Inset canopied spot lights. Two sets of UPVC double glazed double opening French doors overlook and give direct access to both the front and rear gardens making the most of maximum sun light. Solid oak flooring. Panel radiator with a decorative screen.



DINING KITCHEN

9.07m x 4.65m (29'9 x 15'3)

Stunning family Kitchen fitted in 2022 with an open plan Dining Area approached from a glazed door from the Hall

and double opening glazed doors from the Lounge. To the Kitchen area is a UPVC double glazed opening window to the front elevation and an additional double glazed window overlooks the side gardens with a side opening light. Excellent range of eye and low level cupboards and drawers. Incorporating two illuminated glazed display units, corner carousel and wine rack. Matching peninsular breakfast bar with pendant light fitting above. One and a half bowl single drainer sink unit with a centre mixer tap and moulded drainer. Set in Quartz working surfaces with matching splash back and concealed down lighting. Built in appliances comprise: Large Rangemaster with five gas ring burners and an electric grill plate. Electric double oven and grill below. Wide Belling stainless steel illuminated extractor canopy above. Neff microwave oven. Integrated AEG fridge/freezer and Neff dishwasher, both with matching cupboard fronts. Corniced ceiling with inset spot lights. Matching Quick Step wood laminate flooring throughout. Single panel radiator.

To the Dining area are UPVC double glazed sliding patio doors overlooking and giving direct rear garden access. Further inset ceiling spot lights and panel radiator with a decorative cover. Freestanding central heating thermostat.





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UTILITY CLOAKS/STORE

3.15m x 1.55m max (10'4 x 5'1 max)

(max L shaped measurements) Approached through a modern folding door off the Kitchen. Wood laminate flooring. Overhead light and power points. Plumbing for a washing machine/dryer. Single panel radiator. Display shelving and side cloaks hanging space.

FIRST FLOOR LANDING

2.62m x 1.93m (8'7 x 6'4)

Central landing approached from the previously described staircase with a spindled balustrade. Panel radiator with a decorative cover. Access to the loft space via a new loft hatch and pull down aluminium ladder (2022), we understand the loft has a good section boarded for storage and has a light. Matching Howdens "London Style" panel doors leading off.



BEDROOM SUITE ONE

4.80m x 4.29m (15'9 x 14'1)

Double glazed window enjoys the panoramic views over the Village Green and duck pond. Two side opening lights. Panel radiator with a decorative screen. Corniced ceiling with a number of inset spot lights. Good range of modern fitted bedroom furniture by Hammonds comprising: Double wardrobe with an adjoining four drawer display unit. Two further double wardrobes and a single wardrobe. Matching bedside drawer units and an adjoining kneehole dressing table with drawers to the side. Television aerial point. Door leading to the En Suite.



EN SUITE SHOWER/WC

2.13m x 1.42m (7' x 4'8)

Modern three piece white suite by the Original Bathroom Company fitted in 2023, comprises: Wide walk in shower compartment with a fixed glazed screen, plumbed overhead rainfall shower and an additional hand held shower attachment. Vanity wash hand basin with a centre mixer tap and drawers below. Illuminated mirror fronted bathroom cabinet above. Gerberit low level WC completes the suite. Heated ladder towel rail. Ceramic tiled walls. Tiled effect flooring. Four inset ceiling spot lights and extractor fan.





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BEDROOM TWO

4.19m x 4.19m (13'9 x 13'9)

Second tastefully presented double bedroom. Double glazed window overlooks the rear of the property with two side opening lights. Single panel radiator. Corniced ceiling. Television aerial point. Three fitted double wardrobes with storage space above.



BEDROOM THREE

3.56m plus reveal x 3.35m (11'8 plus reveal x 11')

Third good sized en suite double bedroom. Double glazed window enjoys Village views to the rear aspect with two side opening lights. Single panel radiator. Aerial point and power socket for a wall mounted TV. Built in wardrobe. Two additional built in wardrobes with matching bedside drawer units and overbed storage. Corniced ceiling with inset spot lights. Door leads to the En Suite.



EN SUITE SHOWER/WC

2.59m into the shower x 1.02m (8'6 into the shower x 3'4)

Three piece modern white suite by the Original Bathroom Company fitted in 2023 comprises: Full width shower compartment with glazed sliding doors and an Aqualisa electric shower. Wall hung wash hand basin with a centre mixer tap and drawer below. Heated ladder towel rail in anthracite grey. Ceramic tiled walls and wood effect flooring.



BEDROOM FOUR

3.91m x 3.07m max (12'10 x 10'1 max)

(max L shaped measurements) Fourth larger than average Bedroom. UPVC double glazed oriel bay window enjoys the front views with two side opening lights and deep display sill. Single panel radiator. Corniced ceiling. Television aerial point. Built in airing cupboard houses the insulated hot water cylinder and central heating control panel.



BATHROOM/WC

2.59m x 2.46m (8'6 x 8'1)

Fabulous family bathroom comprising a four piece white suite. Two obscure double glazed windows to the side elevation. Side opening light. Freestanding 'april' bath with a floor mounted mixer tap and hand held shower attachment. Wide tiled showering area with a fixed glazed screen, a plumbed overhead rainfall shower and additional hand held shower attachment. Wide wall hung vanity wash hand basin with a centre mixer tap and drawers below. Illuminated mirror above with de misting function. Shaving point. Low level WC. Heated chrome ladder towel rail. Six inset ceiling spot lights and extractor fan. Part tiled walls and ceramic tiled floor with electric underfloor heating.



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OUTSIDE

The Meades boasts a commanding position on the corner of The Green opposite 'The Dub' and The Brooklands and is surrounded by walled and fenced mature established gardens. To the side of the property twin 'Swan' wrought iron gates and stone flagged pathways lead to the side elevated main entrance with an external wall light, surrounded by stone chipped areas and side shrub and flower borders. Garden tap. Two new (2022) timber gates by Lytham Timber lead to the rear garden and the side widened driveway which provides off road parking for two cars and leads directly to the double Garage . Useful bin store area and timber framed wood store and coal bunker. External gas meter. External all weather power points to the front and rear.



A lawned garden continues around the front of the house with stone flagged pathways and delightful front patio areas with a feature mature Wisteria and continuing pathway to the rear garden.

To the immediate rear is a beautiful landscaped family garden which has been laid to lawn with a side stone chipped rockery and further supported by mature flower and shrub borders. A recently laid (2025) rear Indian Stone paved terrace enjoys the sun for most of the day and the evening. To the rear wall is a second feature mature Wisteria and an apple and pear tree. New part K Rendering in a champagne colour to the exterior top half of the property in 2023.



DOUBLE GARAGE

5.49m x 4.75m (18' x 15'7)

Good sized brick double Garage with a pitched roof. Approached through an electric up and over folding door (Fitted by Lancashire Garage Doors in 2022). New composite rear personal door (by Dale Reeves, installed



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2025). Power and light connected. UPVC obscure double glazed window provides some natural borrowed light. Vent and space for a tumble dryer. Space for additional fridge/freezer etc.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Vaillant boiler (fitted December 2021 along with new pump and valves) serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED with UPVC units, 12 of which were replaced in 2025.

VENDOR NOTES

The new carpets, curtains, blinds and light fittings are included in the asking price.
EUFY CCTV with 2 external cameras and video door bell.
Security alarm system fitted
Full Fibre 500 installed
TV aerial & splitter now in the loft
We understand the roof and garage roof was refurbished by Classic Roofing in 2025
New part K Rendering in a champagne colour to the exterior top half of the property in 2023.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band G

LOCATION

The Meades is a stunning four bedroomed detached family property which occupies a fine corner position with views looking directly over 'The Green' with its cricket square and delightful duck pond. The property lies within the conservation area in the centre of this charming village which has won the best kept village award over many years and is arguably one of the finest traditional villages in the county. Being within yards to the primary school, village store and The Grapes pub/restaurant. Lytham St Annes, Kirkham, Preston, Blackpool are all within a very short travelling distance and there is easy access onto the M55 motorway leading to both Manchester and The Lake District. A viewing is strongly recommended to appreciate the superb accommodation this property has to offer which has undergone an extensive modernisation programme since 2021, together with the beautiful mature surrounding private gardens.



VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet:
www.johnardern.com, rightmove.com, onthemarket.com,
Email Address: zoe@johnardern.com

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John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared June 2026



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| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | 61 | 78 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
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