



Chapel Lane, Hoghton, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this charming two bedroom terraced cottage, positioned in the heart of the ever-desirable village of Hoghton, Lancashire. Offered to the market with NO CHAIN, this characterful home is brimming with traditional features and exciting renovation potential, making it an ideal purchase for couples seeking a peaceful countryside retreat with scope to personalise. Perfectly situated directly opposite the iconic Hoghton Tower, the property enjoys beautiful open views to both the front and rear, creating a truly picturesque setting. Hoghton itself offers a welcoming village atmosphere, with scenic walks quite literally on your doorstep. For commuters, there are convenient bus links running through the village, with nearby train stations in Blackburn and Preston providing direct routes to Manchester and beyond. The M65 and M6 motorways are also within easy reach, offering excellent connectivity to surrounding towns and cities such as Preston, Blackburn and Chorley, while a selection of local pubs, farm shops and amenities further enhance the appeal of this sought-after location.

Stepping through the entrance vestibule, you are welcomed into a spacious front lounge, filled with natural light and enjoying delightful views across the front farm fields. A feature fireplace provides a focal point to the room, adding warmth and character in keeping with the cottage style. Moving through to the generous kitchen/diner, you'll find a well-proportioned space fitted with a range of units and offering ample room for dining and entertaining. From its elevated position, the kitchen also benefits from stunning views over the rear farmers' fields, creating a wonderful backdrop for everyday living. Access to both the basement level and the first floor can be found here. Beyond the kitchen sits the shower room, conveniently located and leading out onto the rear balcony — a lovely spot to sit and soak up the surrounding countryside views

The basement level provides two good-sized side rooms, offering fantastic flexibility for a variety of uses such as a home office, hobby room, workshop or additional storage. There is also a further room which was previously used as a second bathroom, presenting further potential for reinstatement or redesign, subject to requirements.

To the first floor, you'll find two comfortable double bedrooms, both of which enjoy the beautiful open aspects that make this home so special. The second bedroom benefits from a two-piece en-suite, adding a practical touch to the upper floor accommodation.

Externally, the property offers on-street parking to the front, set against the impressive backdrop of open fields and Hoghton Tower opposite. To the rear, you'll discover a secluded garden laid with attractive stone paving throughout, creating a low-maintenance outdoor space ideal for relaxing or entertaining. Plant beds add colour and charm, while stone boundary walls enhance the sense of privacy and character. A useful garden store provides additional practicality.

Altogether, this delightful cottage offers an exceptional opportunity to acquire a home full of charm, potential and breathtaking surroundings — perfect for couples looking to embrace countryside living with excellent connections close at hand.













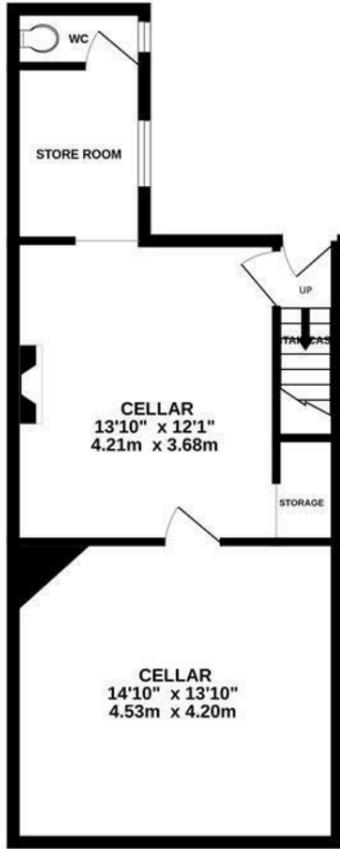




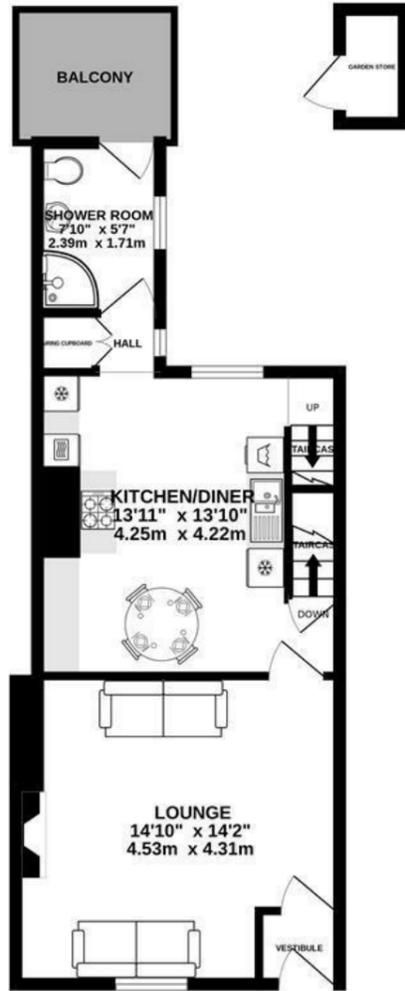




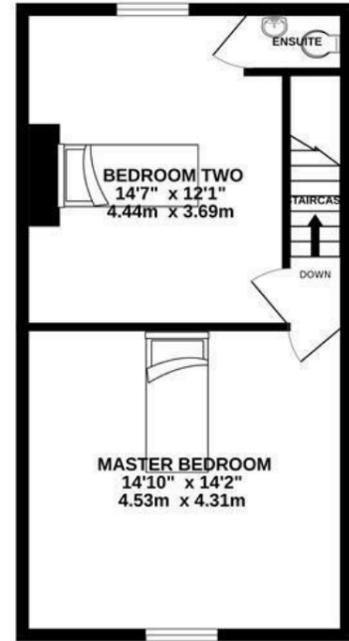
BASEMENT
465 sq.ft. (43.2 sq.m.) approx.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

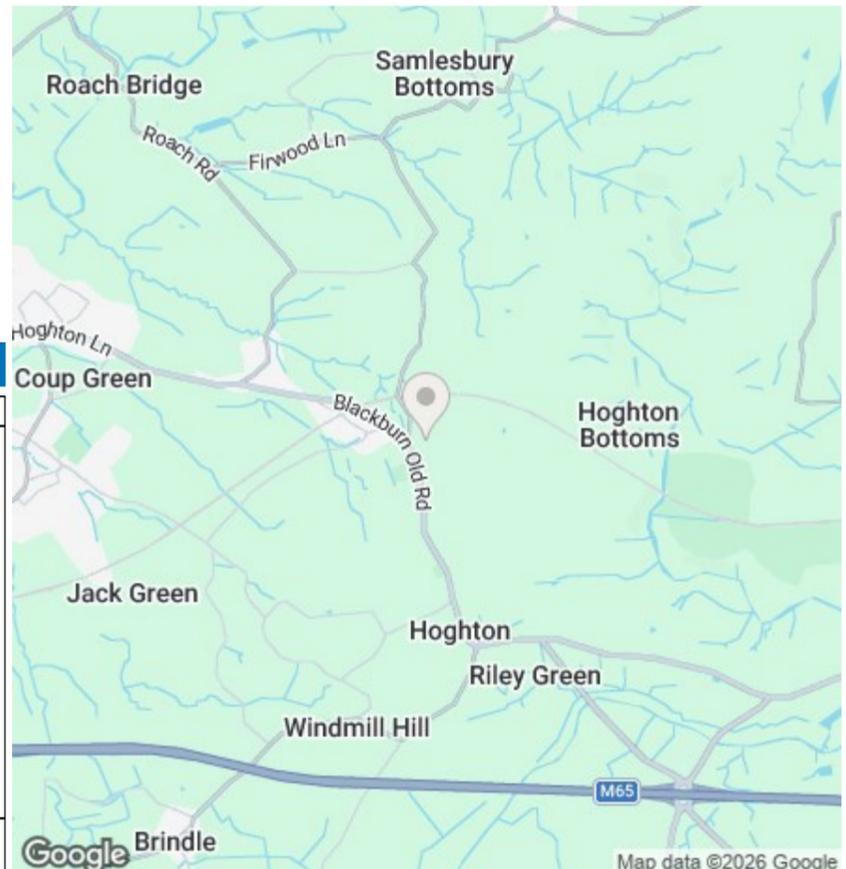


TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) 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> | | |
| England & Wales | EU Directive 2002/91/EC | |