



## Wood Lane, Heskin, Chorley

**Offers Over £624,995**

Ben Rose Estate Agents are pleased to present to market this exceptional four-bedroom traditional cottage, situated in the highly sought-after rural village of Heskin. Beautifully blending character features with modern comforts, this charming family home offers an abundance of living space, stunning gardens and additional land to the rear, creating a truly special opportunity for those seeking a peaceful countryside lifestyle without compromising on convenience. Full of warmth and personality, the home retains many original features including exposed beams, low ceilings and feature fireplaces, whilst thoughtful modern additions ensure it perfectly suits contemporary family living. Heskin is a desirable Lancashire location surrounded by picturesque countryside yet remains well connected, with easy access to the M6 motorway providing excellent links to Preston, Chorley, Wigan and Manchester. Nearby train stations at Euxton Balshaw Lane, Chorley and Wigan offer regular rail services, while local bus routes serve the surrounding villages. Families will appreciate the selection of highly regarded schools nearby, along with village amenities, country pubs, farm shops and popular attractions such as Heskin Hall Shopping Village and Yarrow Valley Country Park, all within easy reach.

Stepping through the front garden, the entrance door opens into a spacious and welcoming lounge where the home's rich history is immediately apparent. Traditional low ceilings, exposed beams and a stunning original fireplace create a cosy yet impressive first impression. From here you move into the generous family dining room, another characterful space featuring its own fireplace and ample room for a large dining table, making it the true heart of the home with access to the majority of the ground floor accommodation. Just off the dining room is a comfortable family room benefiting from dual aspect views, providing an ideal space to unwind. Continuing through, the charming kitchen/diner has been thoughtfully designed to complement the cottage's character whilst offering plenty of workspace and lovely views across the rear garden. Completing the ground floor is a spectacular garden room extension, flooded with natural light and enjoying uninterrupted views of the beautifully landscaped gardens, with bi-folding doors opening directly onto the patio. A practical utility room with WC is conveniently positioned just off this wonderful living space.

The first floor continues to impress with four well-proportioned bedrooms, making the home perfectly suited to growing families. The principal bedroom is particularly generous and benefits from an excellent range of fitted wardrobes, while the second bedroom also offers an impressive amount of space. The remaining two bedrooms provide versatile accommodation for children, guests or those working from home. Serving the first floor are two beautifully appointed bathrooms, including a stylish three-piece shower room and an impressive five-piece family bathroom, providing flexibility and convenience for busy family life.

Externally, the property enjoys an outstanding setting with a cobbled driveway providing off-road parking for up to eight vehicles and leading to a detached double garage. It also leads up to a miscellaneous room that was formally the garage - now used for storage, this space offers a wide range of potential uses for future owners. The attractive front garden, with its well-maintained lawn, mature trees and established shrubs, creates a welcoming approach befitting the home's charm. To the rear lies a truly magnificent garden arranged into a variety of thoughtfully designed zones. A generous seating terrace extends directly from the house, perfect for outdoor dining and entertaining, before leading onto a beautifully maintained lawn framed by colourful planting, mature hedging and established borders that offer excellent privacy throughout the seasons. Hidden seating areas invite peaceful moments to enjoy the surroundings, while an attractive archway leads down to an additional garden area and further land beyond, presenting even more possibilities for recreation, gardening or simply enjoying the tranquil setting. Combining timeless character, generous family accommodation and exceptional outdoor space in one of Lancashire's most desirable village locations, this is a rare opportunity to acquire a truly remarkable family home.



















































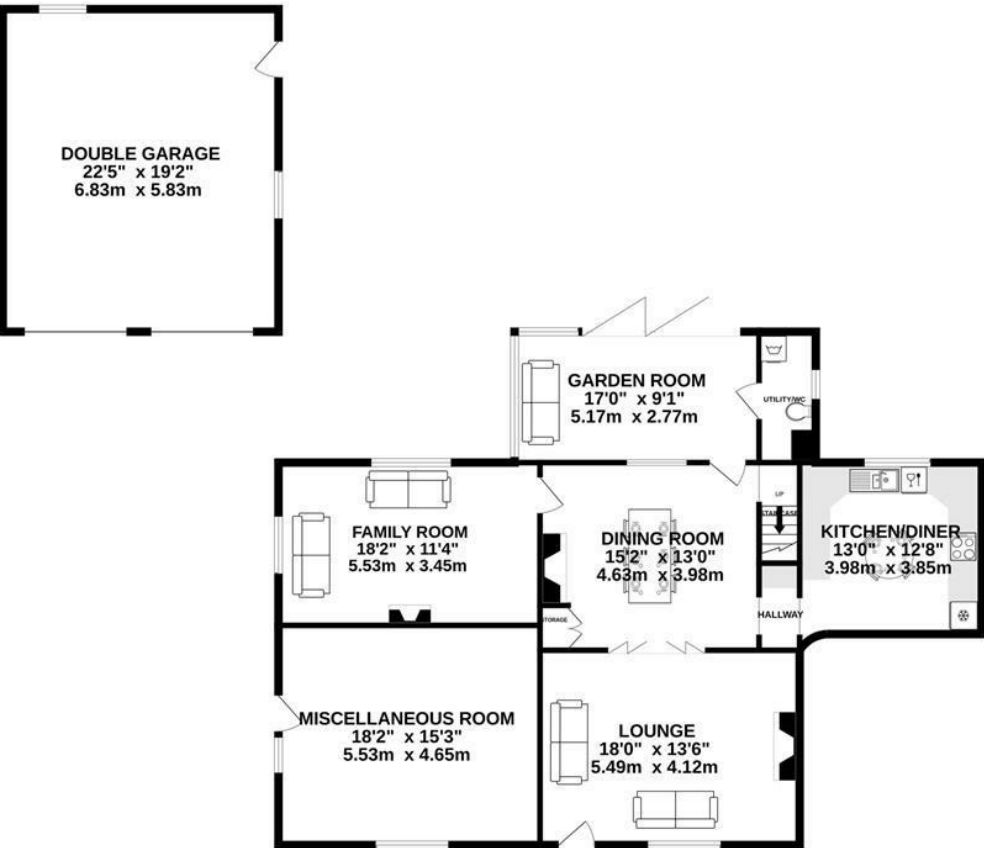




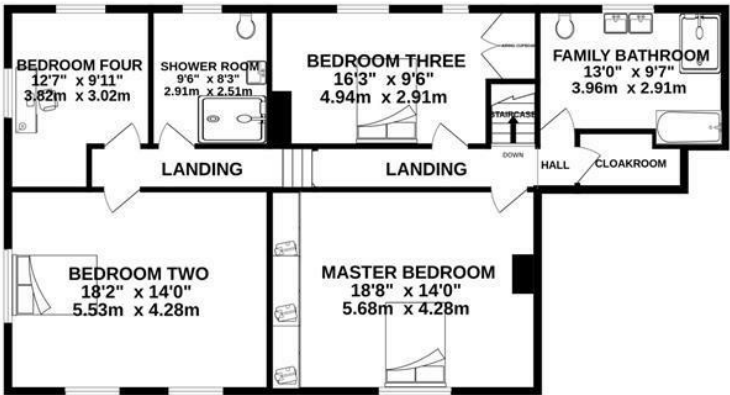




GROUND FLOOR  
1710 sq.ft. (158.9 sq.m.) approx.



1ST FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 2833 sq.ft. (263.2 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |

