BEN ROSE



Back Lane, Clayton-Le-Woods, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated 18th Century, double-fronted stone cottage set in the heart of Clayton-Le-Woods. Full of timeless character yet thoughtfully modernised throughout, this charming home offers an ideal blend of period features and contemporary comfort – perfect for families seeking somewhere with warmth, personality, and convenience. The property enjoys an enviable position just across the road from Cuerden Valley Park, providing miles of woodland walks and open green space right on the doorstep. It is also well placed for excellent local amenities, with Leyland and Chorley nearby, as well as superb travel links including Leyland train station, regular bus services, and easy access to the M6, M61, and M65 for commuters.

Stepping inside, you are welcomed into a cosy vestibule that leads directly into the spacious lounge. This inviting reception room immediately showcases the property's heritage, featuring a stunning inglenook fireplace with a multi-fuel burner and exposed wooden ceiling beams, creating a warm and rustic atmosphere. From here, a staircase rises to the first floor, while a doorway opens into the beautifully fitted kitchen. Newly installed and finished to a high standard, the kitchen boasts a range of integrated appliances, a practical breakfast bar and a charming dining area enhanced by an exposed stone wall, adding further character.

To the first floor, the property offers three generously sized double bedrooms, each well presented and ideal for family living. Bedroom three includes a delightful stone fireplace and fitted wardrobes for additional storage, while the remaining bedrooms provide ample space for furniture. Completing this level is a stylish, modern three-piece shower room, elegantly finished and designed for everyday convenience.

Externally, the cottage offers far more than expected, beginning with a sizeable driveway to the front – a rare asset for a property of this style – with space to accommodate up to three cars. A private front lawn adds kerb appeal and softens the approach. To the rear, a secluded garden provides a peaceful outdoor escape, featuring a seating area perfect for relaxing or entertaining, which then leads up to a neatly kept lawn.

In all, this charming stone cottage presents a wonderful opportunity to enjoy characterful living in a highly desirable location, just moments from beautiful countryside and excellent amenities.


YOU AND ME
BELONG TOGETHER







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW
















HELLO
LITTLE
ONE












Wish


T&M











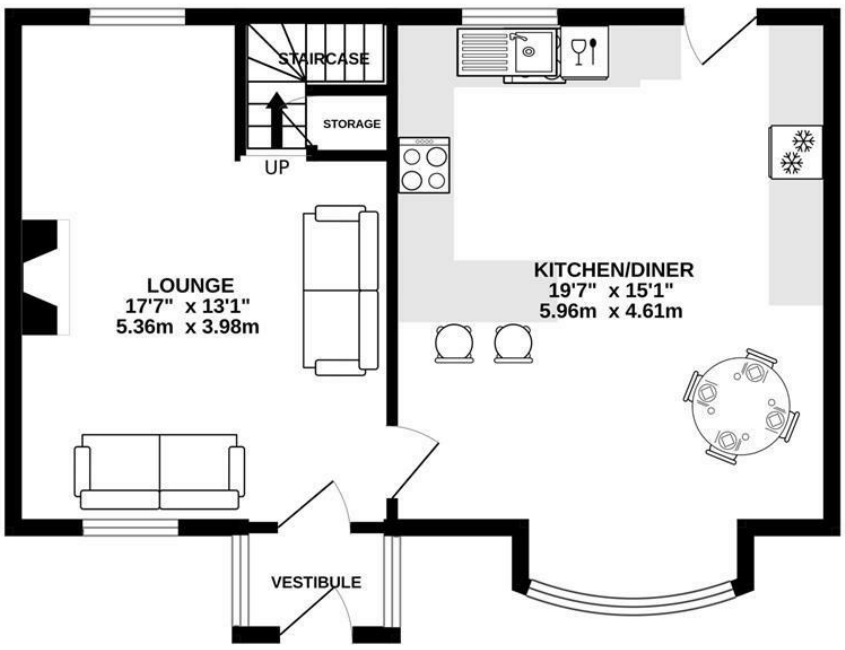




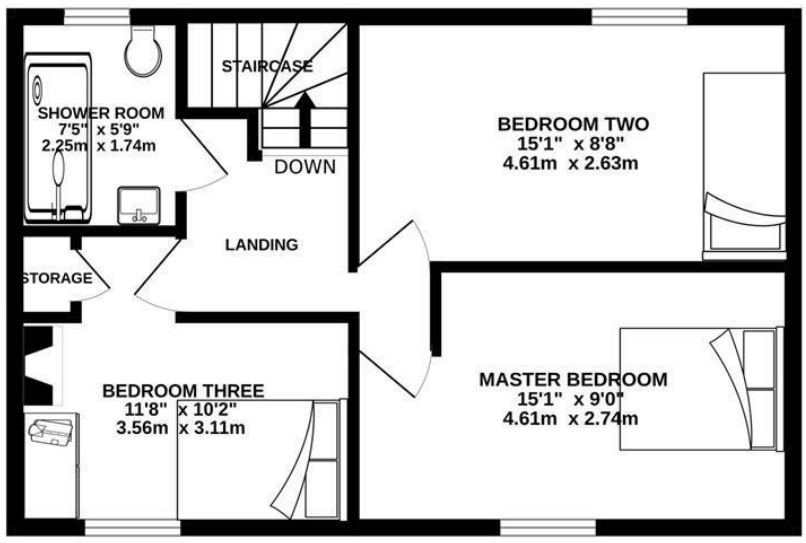
T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

BEN ROSE

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



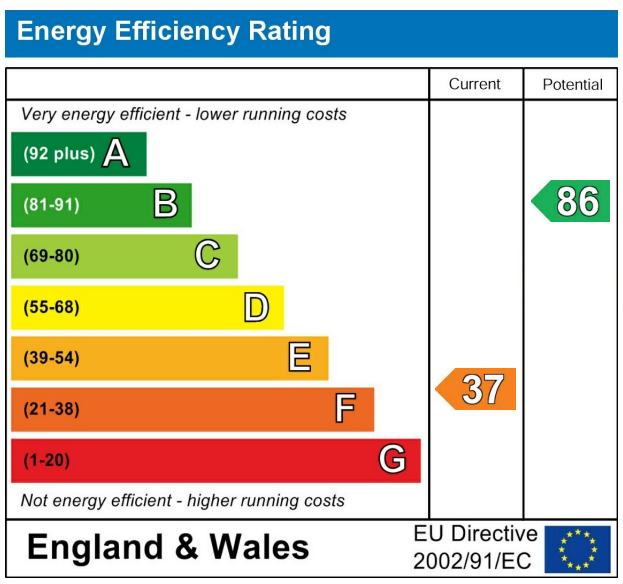
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.

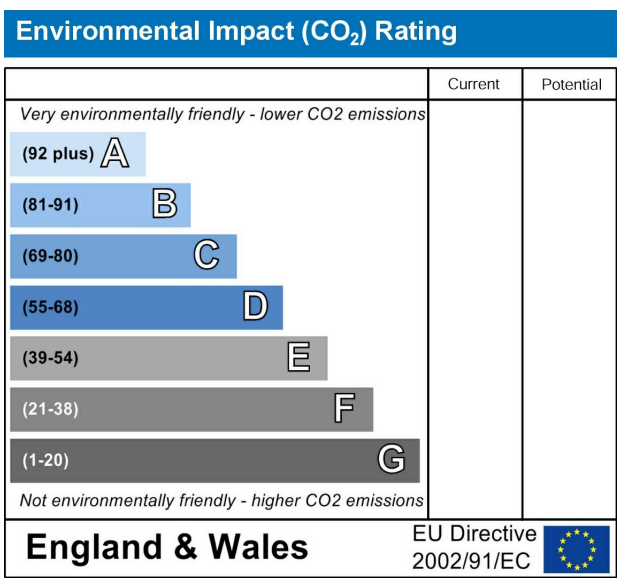


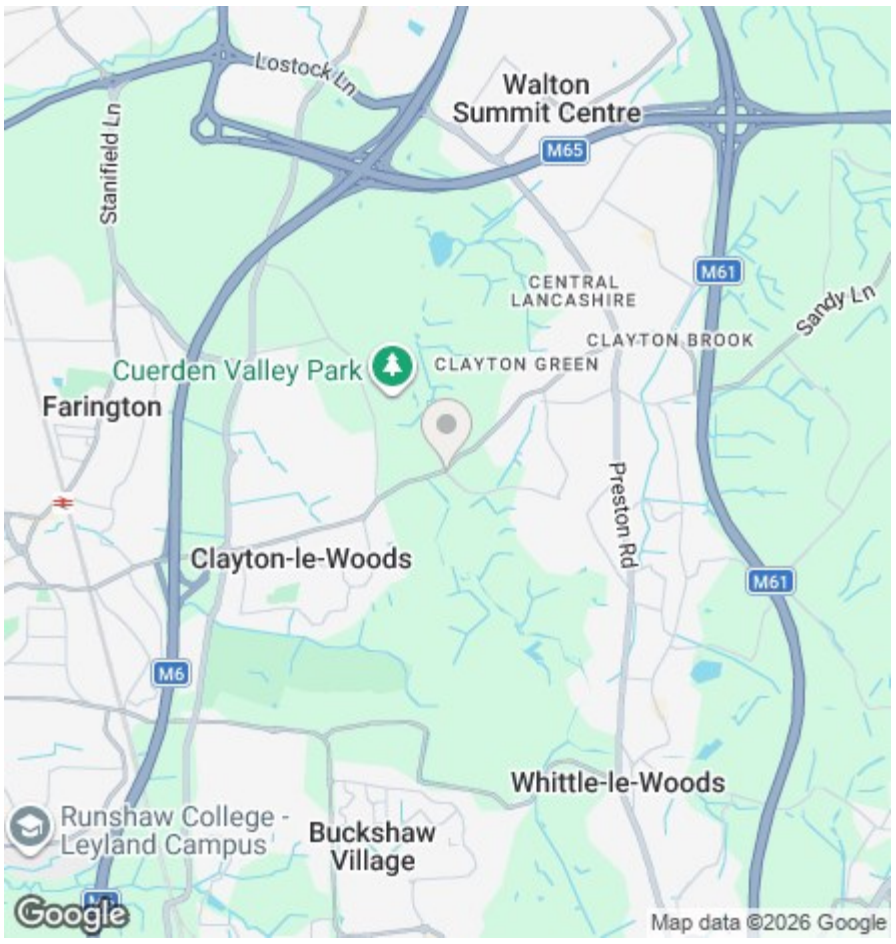
TOTAL FLOOR AREA : 996 sq.ft. (92.5 sq.m.) approx.

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.
Made with Metropix ©2025

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.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW