



Church Lane, Charnock Richard, Chorley

Offers Over £549,995

Ben Rose Estate Agents are pleased to present to market this substantial five bedroom, detached family home, ideally positioned within the highly regarded village of Charnock Richard, Lancashire. Extended by a two-storey side addition, the property offers exceptionally versatile accommodation, perfectly suited to growing families, multi-generational living or those seeking space to run a business from home, with potential for an annex conversion subject to the relevant planning permissions. Charnock Richard is well known for its strong sense of community while enjoying excellent connectivity, with Chorley and Euxton close by and Preston city centre easily accessible. There are well-regarded local schools, everyday amenities and countryside walks nearby, alongside superb transport links including regular bus routes, Chorley and Euxton Balshaw Lane train stations, and swift access to the M6 motorway, making this an ideal location for commuters and families alike.

Upon entering the home, you are welcomed into an impressive reception hall featuring a striking open staircase rising to a mezzanine landing above, bathed in natural light from floor-to-ceiling windows. To the right-hand side sits a spacious family lounge, centred around a characterful feature fireplace, which flows seamlessly through French doors into the formal dining room complete with a fitted bar area—perfect for entertaining. A connecting hallway provides access to a convenient utility room with WC and a rear porch. The sizeable kitchen offers ample dining space and is well-equipped with a range of integrated appliances including a dishwasher and fridge freezer, creating a practical yet sociable hub of the home. To the left-hand side is a generously proportioned games room, finished with unique resin flooring and designed as the ultimate social space, enhanced by two sets of French doors opening directly onto the rear garden. Beyond this lies a flexible home office, ideal for remote working or alternative uses, which also benefits from internal access to the integrated garage.

Rising to the first floor, the property continues to impress with five well-proportioned bedrooms. The principal bedroom occupies the extended section of the home and enjoys an excellent sense of space, complemented by dual aspect windows and a luxurious en-suite bathroom featuring a jacuzzi bath and separate shower enclosure. Bedrooms two, three and four all benefit from fitted wardrobes, providing excellent storage, while the remaining bedroom offers further flexibility for family living or guest accommodation. Completing the first floor is a contemporary four-piece family bathroom, serving the remaining bedrooms with ease.

Externally, the property offers a substantial frontage with a driveway providing parking for up to twelve vehicles, leading to the integrated garage and creating an impressive approach to the home. To the rear, the garden spans the full width of the property and is mainly laid to lawn, framed by well-stocked plant beds that add colour and privacy throughout the seasons. A separate enclosed yard area offers an ideal space for dog owners or additional practical use.

This is a rare opportunity to acquire a spacious and highly adaptable family home in a sought-after village setting, combining generous living accommodation, excellent outdoor space and superb transport connections.























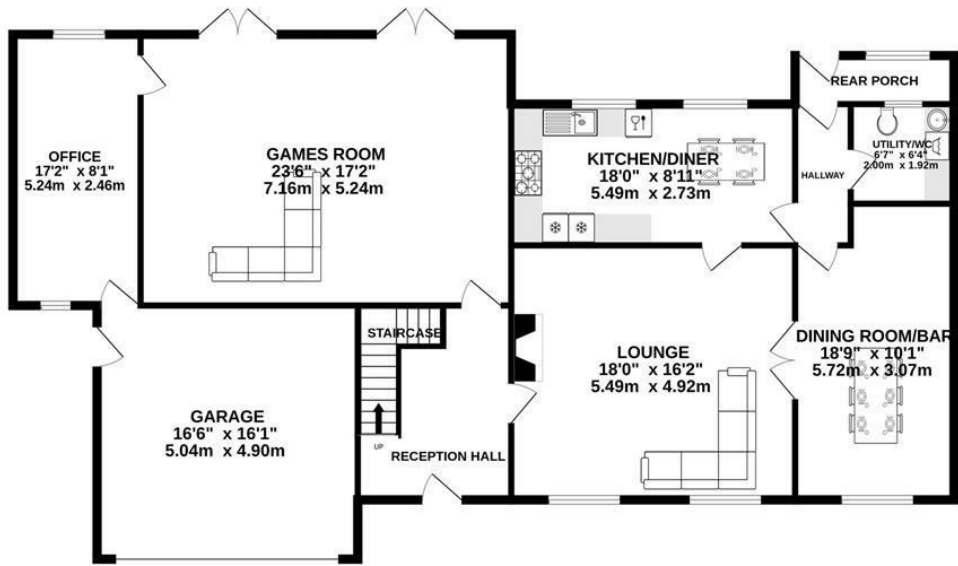




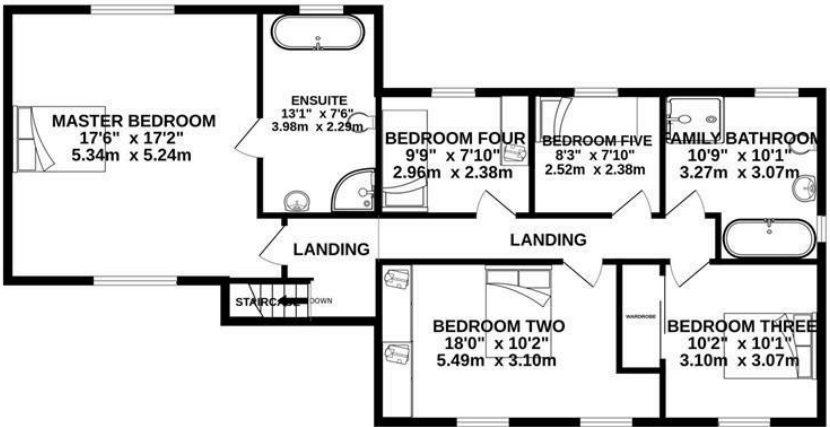


BEN ROSE

GROUND FLOOR
1656 sq.ft. (153.9 sq.m.) approx.



1ST FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 2672 sq.ft. (248.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

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

