



Burgh Lane, Coppull, Chorley

Offers Over £699,995

Ben Rose Estate Agents are pleased to present to market this charming four-bedroom detached cottage, tucked away along a private road in a beautiful rural setting within the highly sought-after village of Coppull. Offering an abundance of character, generous living accommodation and breath-taking countryside views, this wonderful home presents an exciting opportunity for families looking to create their dream countryside residence. Full of cottage charm, the property provides a fantastic blank canvas for a purchaser to modernise or personalise to their own tastes whilst enjoying a peaceful and secluded lifestyle. Despite its tranquil setting, the home remains conveniently positioned close to a range of everyday amenities in Coppull, with local shops, schools and eateries all within easy reach. Excellent transport connections are available via nearby bus routes, train stations at Euxton Balshaw Lane and Chorley, and easy access to the M6 and M61 motorways, making commuting to Preston, Wigan, Bolton and Manchester straightforward. The surrounding countryside also offers an array of scenic walks and outdoor pursuits, perfect for growing families who appreciate both space and nature.

Stepping through the front door, you are welcomed into an inviting reception hall where a beautiful wooden staircase immediately sets the tone for the character found throughout the home. From here, you'll find the spacious lounge, an elegant yet cosy room featuring a striking fireplace with a log burner and dual aspect windows that flood the space with natural light while framing the surrounding countryside. Returning through the hall, you enter the generous open plan kitchen and dining room, thoughtfully designed to cater for both everyday family living and entertaining guests. The kitchen is centred around a stunning Aga cooker, complemented by an additional integrated oven, while the dining area offers ample space for family meals and could equally serve as a comfortable snug, complete with its own charming fireplace. Continuing through the property, the family room provides another versatile reception space, boasting a further log burner and French doors opening directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, a spacious landing provides access to four well-proportioned bedrooms. The bedrooms positioned to the front of the property enjoy delightful countryside views, offering a peaceful outlook to wake up to each morning. The impressive principal bedroom benefits from dual aspect windows, allowing plenty of natural light to pour in, whilst also featuring a contemporary en-suite shower room. The remaining bedrooms are all well-sized, making them ideal for family members, guests or even those requiring a home office. Completing the first floor is the stylish four-piece family bathroom, beautifully appointed with a freestanding bath alongside a separate shower, creating the perfect space to relax and unwind.

Approached via its own private entrance road, the property enjoys an idyllic setting with open fields to the side, creating a truly welcoming first impression. The generous driveway provides parking for up to eight vehicles, making it ideal for larger families or those who enjoy entertaining, and is complemented by a sizeable double garage and a useful garden store. The gardens offer an exceptional degree of privacy, enclosed by mature trees that enhance the peaceful atmosphere and seclusion. Wrapping around the side of the home, the beautifully maintained lawn and dedicated seating area provide the perfect setting for outdoor dining, family gatherings or simply enjoying the surrounding countryside. Combining character, generous proportions, a stunning rural position and endless potential, this is a rare opportunity to acquire a wonderful family home in one of Coppull's most desirable countryside locations.



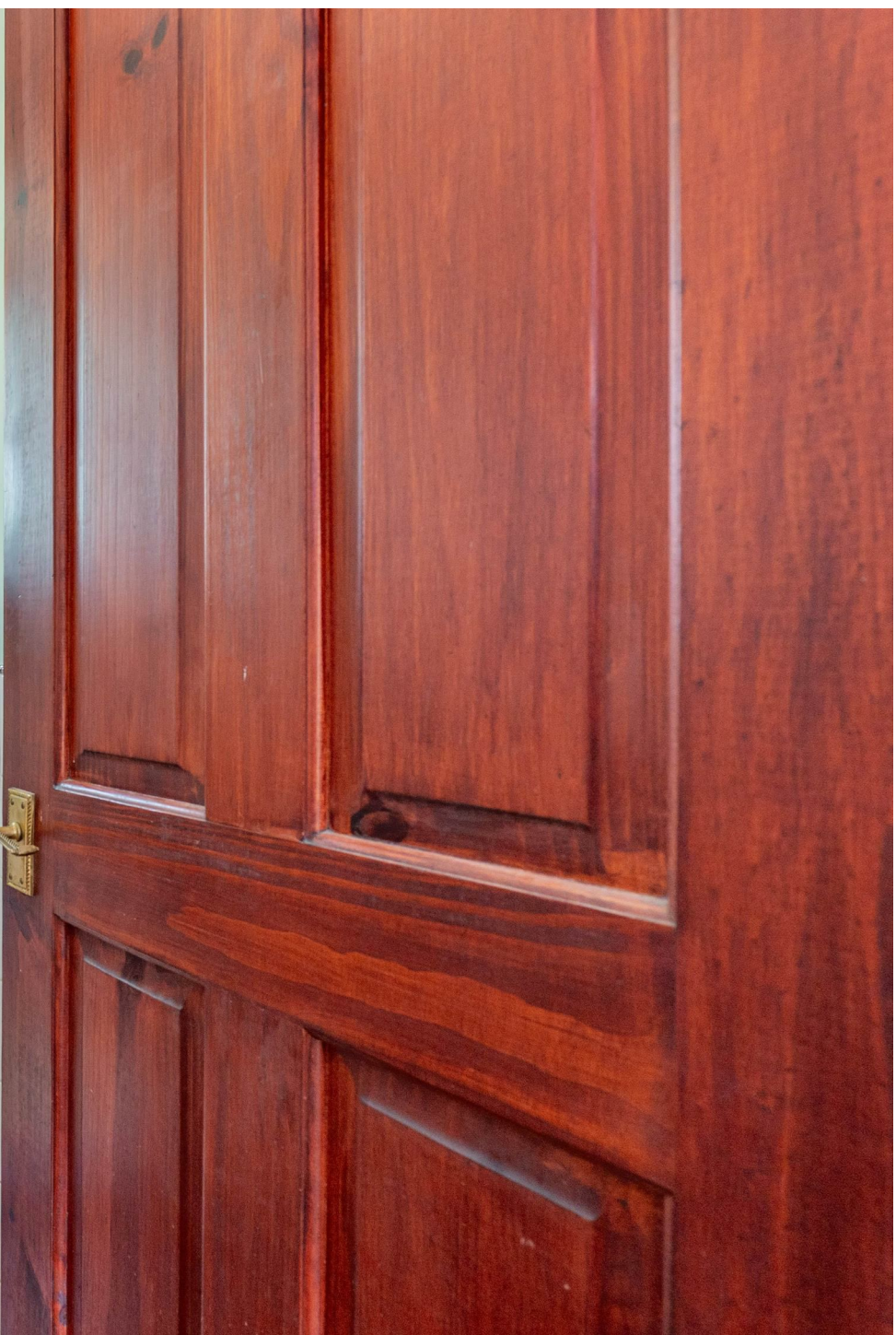








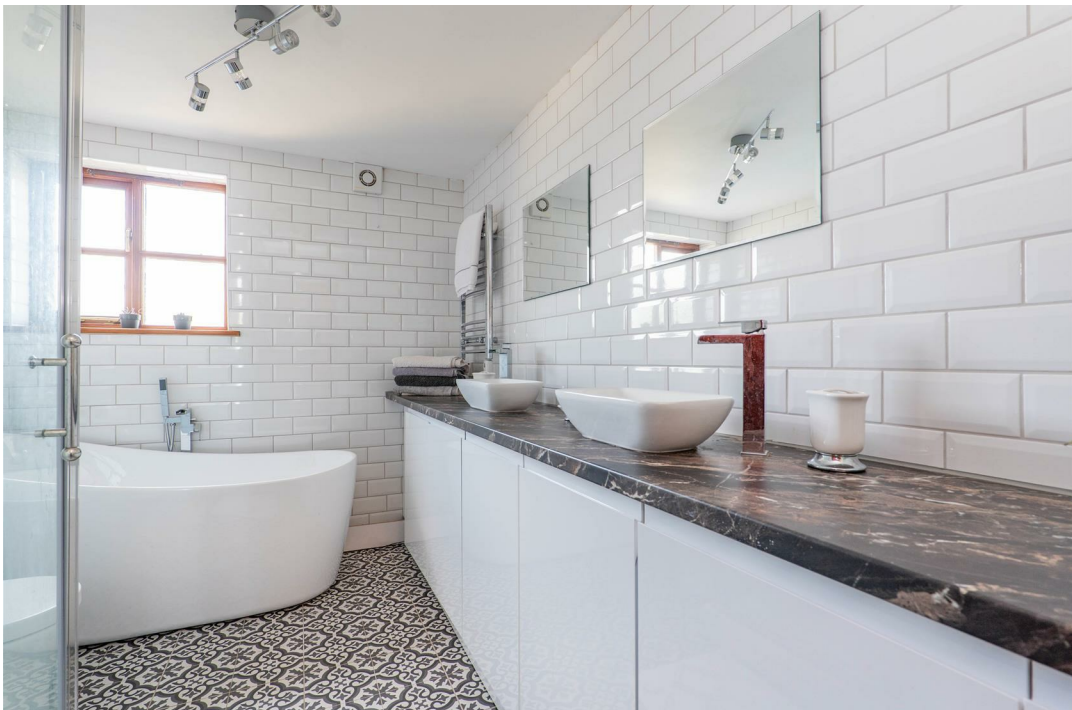












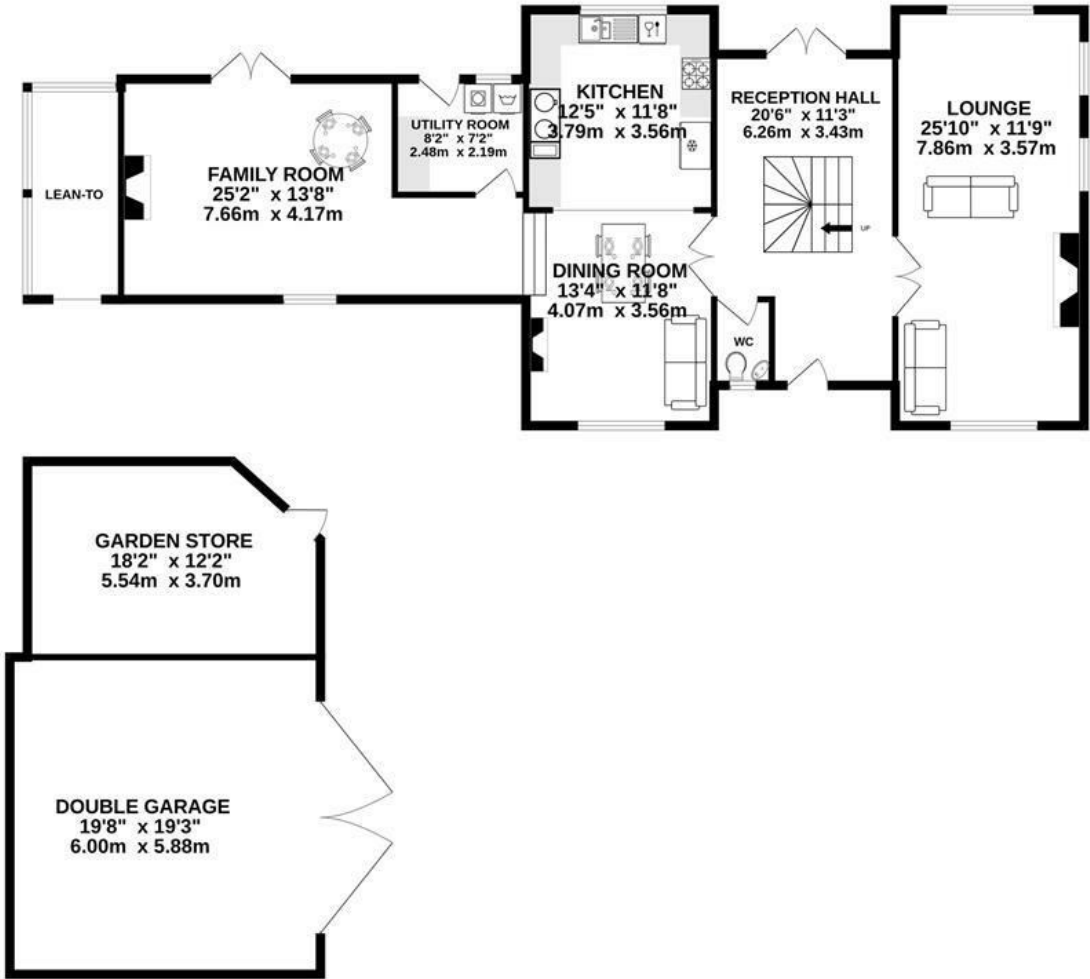




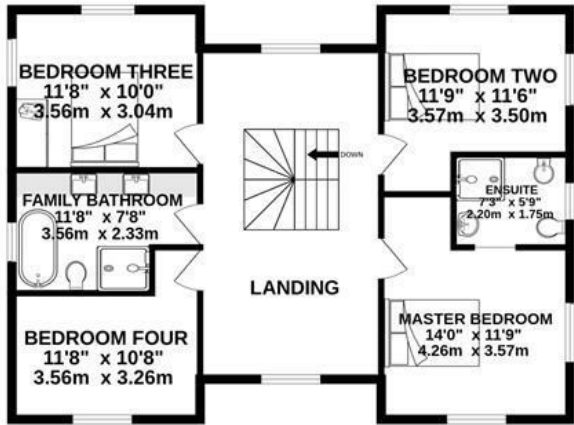


BEN ROSE

GROUND FLOOR
1823 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 2649 sq.ft. (246.1 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
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		
	37	69
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	

