



## Brook Lane, Charnock Richard, Chorley

**Offers Over £2,249,995**

Ben Rose Estate Agents are pleased to present to market this truly exceptional four-bedroom detached residence, set within approximately 30 acres of picturesque countryside in the highly sought-after village of Charnock Richard. This unique family home combines traditional character with luxury living, offering extensive equestrian facilities, stables, paddocks, motor-cross track and a large fishing lake. With its gated access and private setting, the property offers the perfect blend of rural tranquillity and modern convenience. Charnock Richard itself is ideally positioned, benefitting from excellent travel links with the M6 and M61 motorways only a short drive away, whilst Chorley and Euxton train stations provide direct access to nearby cities such as Manchester and Preston. The village and surrounding towns also offer an excellent selection of schools, shops, and leisure facilities, ensuring everything needed for family living is within easy reach.

Stepping through the front door, you are welcomed into a versatile utility and boot room, perfectly designed for families and those with outdoor pursuits in mind. A conveniently located shower room can be found just off this space. From here, the home flows seamlessly into the sizeable dining room, which sets the tone for the interior with its exposed wooden beams, a characterful feature continued throughout the property. The dining room also houses the main staircase and leads directly into the bespoke kitchen, beautifully designed and installed by renowned local craftsmen, Matthew Marsden Kitchens. This striking country-style kitchen boasts dual fridge-freezers, ample pantry storage, and a central island, perfectly balancing practicality with charm. To the rear, the cosy lounge awaits, complete with its own exposed beams and a feature log burner, creating a warm and inviting family hub. For those seeking wellness and leisure within the home, the ground floor further offers a dedicated gym that opens into a spectacular pool room. This impressive addition showcases vaulted ceilings with exposed wood beams, a heated indoor pool, jacuzzi, and an additional shower room – a true retreat at the heart of the home.

Ascending to the first floor, the home continues to impress with four generously sized double bedrooms, each thoughtfully designed to maximise both space and comfort. The master suite benefits from its own en-suite shower room and shares a balcony with bedroom three, offering stunning panoramic views across the rolling countryside – an idyllic setting to enjoy morning coffee. A beautifully appointed four-piece family bathroom with a freestanding bath completes this level.

Externally, this remarkable property is approached via electronically operated gates that lead into a sweeping driveway and courtyard. Here you will find a triple detached garage, sizeable stables opening directly onto the paddock, and a large barn with a workshop space. Above the barn sits a function room complete with bar and balcony, providing the perfect space for entertaining whilst enjoying uninterrupted views of the surrounding landscape. The grounds themselves extend to around 30 acres and offer a wealth of lifestyle opportunities, from equestrian use to leisure pursuits. The land is home to a purpose-built motor-cross track, a large lake rich with wildlife – perfect for fishing or kayaking – and an abundance of scenic trails to explore. Completing the exterior is a blend of landscaped and natural grounds, ensuring privacy and tranquillity for its owners.

This is a truly rare opportunity to acquire a home that not only delivers exceptional living spaces but also offers a unique countryside lifestyle in one of Lancashire's most desirable settings.



























































# BEN ROSE



TOTAL FLOOR AREA : 8258 sq.ft. (767.2 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) 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		
	71	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

