



**Copthurst Lane, Whittle-Le-Woods, Chorley**

**Offers Over £339,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom cottage, a unique opportunity for builders or investors in the picturesque village of Whittle-Le-Woods, Lancashire. Set on approximately two acres of land, this property offers immense potential for those seeking a renovation project. The home boasts an abundance of character, with period features throughout and the added benefit of NO ONWARD CHAIN. Located in a tranquil setting, the property enjoys excellent access to nearby amenities, including local shops, schools, and leisure facilities. Travel links are superb, with nearby bus routes, access to the M61 and M6 motorways, and train stations in Chorley and Buckshaw Village providing convenient connections to Preston, Manchester, and beyond.

Stepping into the ground floor, you are welcomed via an entrance hall that sets the tone for the property's traditional charm. The lounge, featuring a cozy fireplace and charming bay seating, moving through into the dining room, which showcases a stunning fireplace with a multi-fuel burner and the staircase leading to the first floor. The kitchen provides functional space and includes through access to a recently fitted shower room. Completing the ground floor is the garden room with WC.

Moving upstairs, the first floor hosts three generously sized bedrooms, each offering excellent renovation potential. The second bedroom stands out with its large fitted wardrobes, adding practicality to its charm. The layout provides versatility, allowing future owners to create their dream spaces.

Externally, the property offers significant scope for development. To the front, on-road parking is available, with the potential to create a driveway. A workshop is also accessible here, along with a derelict former cottage that is included in the sale. The rear garden is a multi-tiered woodland, offering a secluded outdoor space that transitions beautifully into the expansive woodland area, ideal for nature lovers or those looking to expand the project further.

This is a rare opportunity to acquire a property with such potential and character in a desirable location. Don't miss your chance to create a truly stunning home.





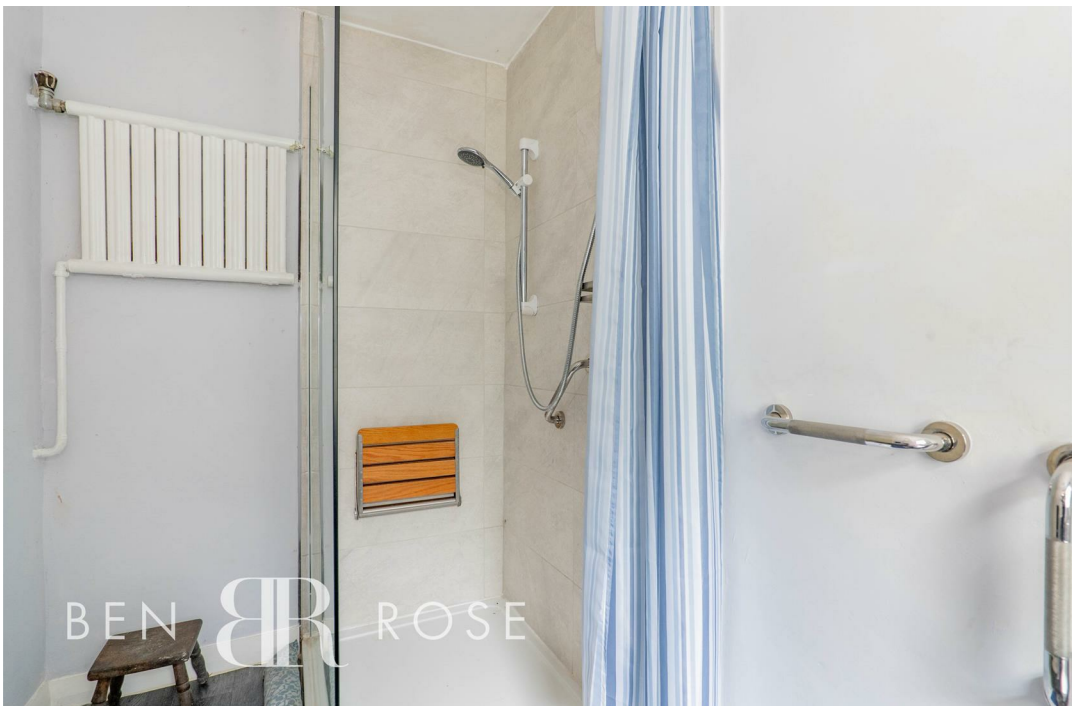
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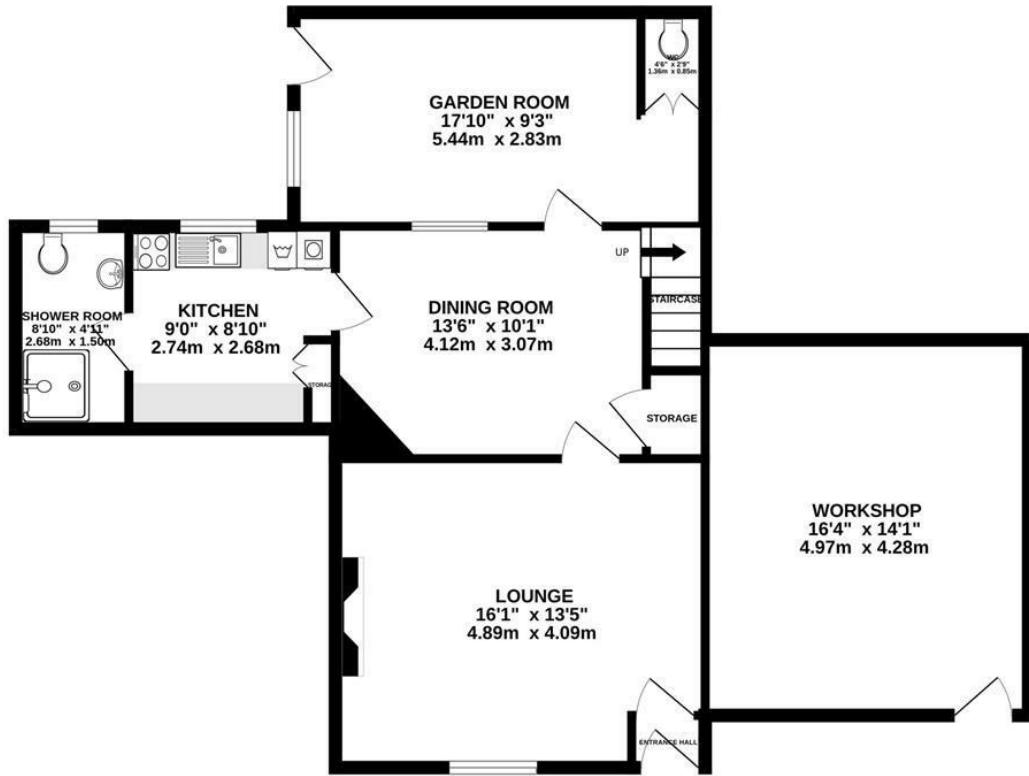
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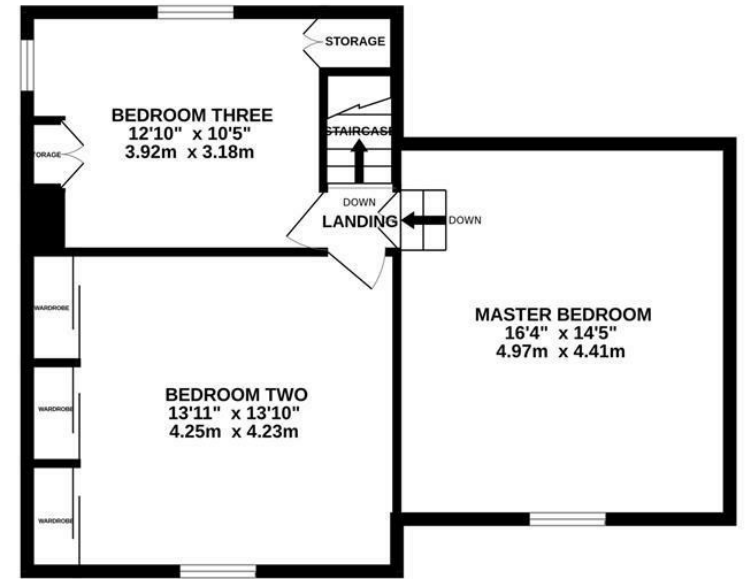


# BEN ROSE

GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

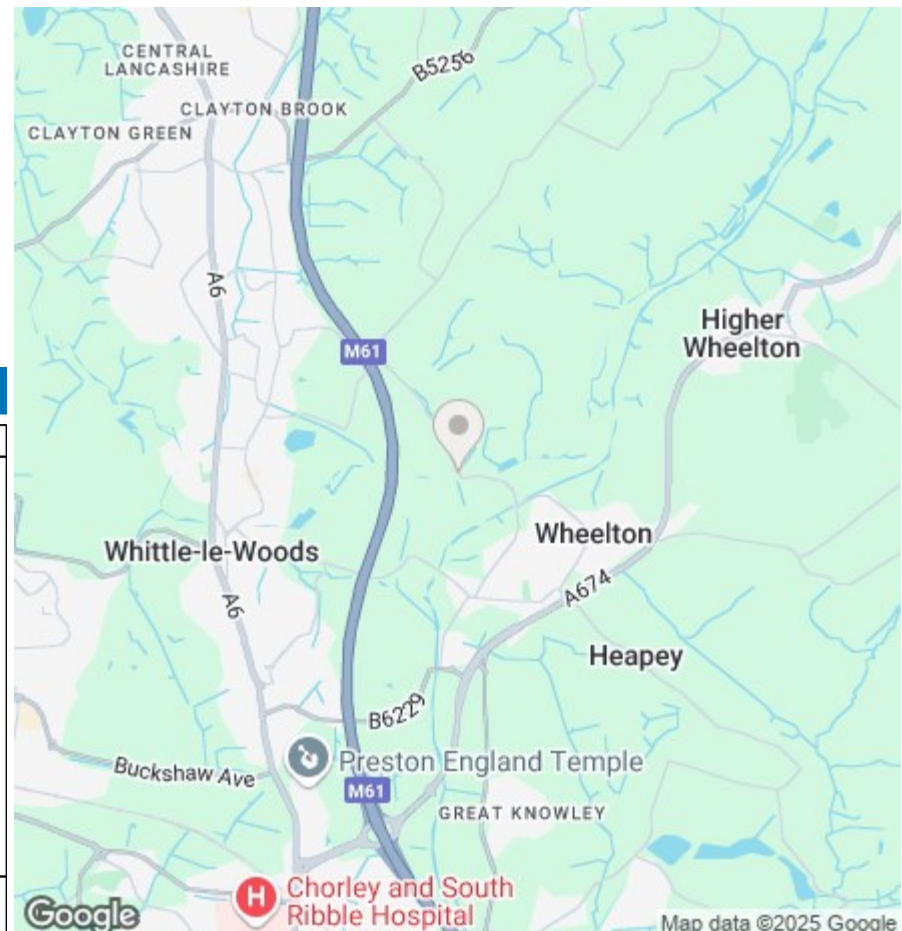


TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	