BEN ROSE

Dick Lane, Brinscall, Chorley

Offers Over £949,995

Ben Rose Estate Agents are pleased to present to market this exceptional five-bedroom former shippon, occupying an impressive plot of approximately one acre in the highly sought-after village of Brinscall. Set within stunning countryside surroundings and approached via a picturesque, tree-lined lane, this beautifully presented home combines characterful stone-built charm with spacious, contemporary living, all complemented by breathtaking panoramic views across the surrounding landscape. With four luxurious en-suite bedrooms, an impressive open-plan living space and its own paddock, the property offers an enviable lifestyle for families seeking a more rural setting, as well as those looking for equestrian potential. Brinscall is a particularly desirable village, surrounded by beautiful countryside and offering an abundance of picturesque walks, making it ideal for those who enjoy outdoor pursuits. The neighbouring villages of Withnell, Abbey Village and Wheelton provide further local amenities, while the larger towns of Chorley and Blackburn offer a wider selection of shops, restaurants, supermarkets and leisure facilities. Excellent transport connections are available via nearby rail services from Chorley and the surrounding stations, alongside local bus routes and convenient access to the M61 and M65 motorways, providing links towards Preston, Manchester, Blackburn and beyond.

Upon entering the property, you are welcomed by an impressive reception hall featuring a striking split-level staircase, immediately setting the tone for the generous accommodation throughout. Steps lead down to the main living areas, while a separate staircase rises to the mezzanine landing above. The ground floor benefits from underfloor heating, adding to the comfort of the living spaces. From the hall, a hallway leads to a contemporary downstairs shower room and the fifth bedroom, which is currently arranged as a craft room but offers excellent versatility as a guest bedroom, home office or additional reception space. Double doors then open into the truly impressive open-plan lounge, kitchen and dining room, an expansive space thoughtfully arranged into distinct yet beautifully connected areas. The lounge provides a welcoming place to relax, with a bespoke stone fireplace incorporating a biofuel burner creating an attractive focal point, while French doors open directly onto the rear patio, allowing you to enjoy the surrounding scenery. Continuing through, the room flows seamlessly into the stunning bespoke kitchen and breakfast area, thoughtfully designed with integrated NEFF appliances and a substantial central island incorporating a breakfast bar. This provides an ideal setting for everyday family life and entertaining alike, before opening into the generous dining area. Here, extensive bi-folding doors span the rear elevation, drawing in natural light and framing the spectacular countryside views, while opening fully to create a wonderful connection between the indoor and outdoor spaces. Completing the ground floor is a practical utility room situated off the kitchen, together with a separate cloakroom incorporating useful integrated storage.

Taking the staircase up to the mezzanine landing, you will find four further generously proportioned double bedrooms, each benefiting from its own luxurious en-suite bathroom or shower room, all finished with quality Villeroy & Boch sanitaryware. The impressive master bedroom enjoys the added luxury of a dedicated dressing area with fitted wardrobes, creating a practical yet indulgent private retreat. Bedroom four is currently utilised as a bespoke dressing room, complete with fitted wardrobes and drawers, although it could easily be returned to a spacious double bedroom depending on the needs of the next owners. The mezzanine arrangement adds further character to the accommodation, while the thoughtful bedroom layout ensures the property is exceptionally well suited to modern family living.

Externally, the property is approached via a beautiful tree-lined lane, with the stone-built home enjoying an enviable position surrounded by open countryside and far-reaching panoramic views to both the front and rear. To the front, there is generous off-road parking for multiple vehicles, while convenient side access leads down towards the paddock, which extends to approximately 0.6 acres and offers excellent potential for those with equestrian interests or anyone looking to make the most of the additional outdoor space. Alongside the property, a further garden area features a lawn and pathway leading towards a charming kitchen garden, all enjoying a wonderful countryside backdrop. To the rear, a paved patio seating area sits directly off the main living space, providing the perfect spot for outdoor dining and entertaining, particularly with the bi-folding doors open during the warmer months. Beyond this, a generous lawn is enclosed by established hedging and a stone boundary wall, creating a pleasant degree of privacy while retaining the beautiful rural outlook. Further enhancing the property is a home security system incorporating CCTV, providing added reassurance. Combining substantial and versatile accommodation, luxurious en-suite facilities, an impressive open-plan living environment and a sizeable plot with paddock, this is a truly distinctive countryside home offering an exceptional lifestyle opportunity for families and equestrian enthusiasts alike.

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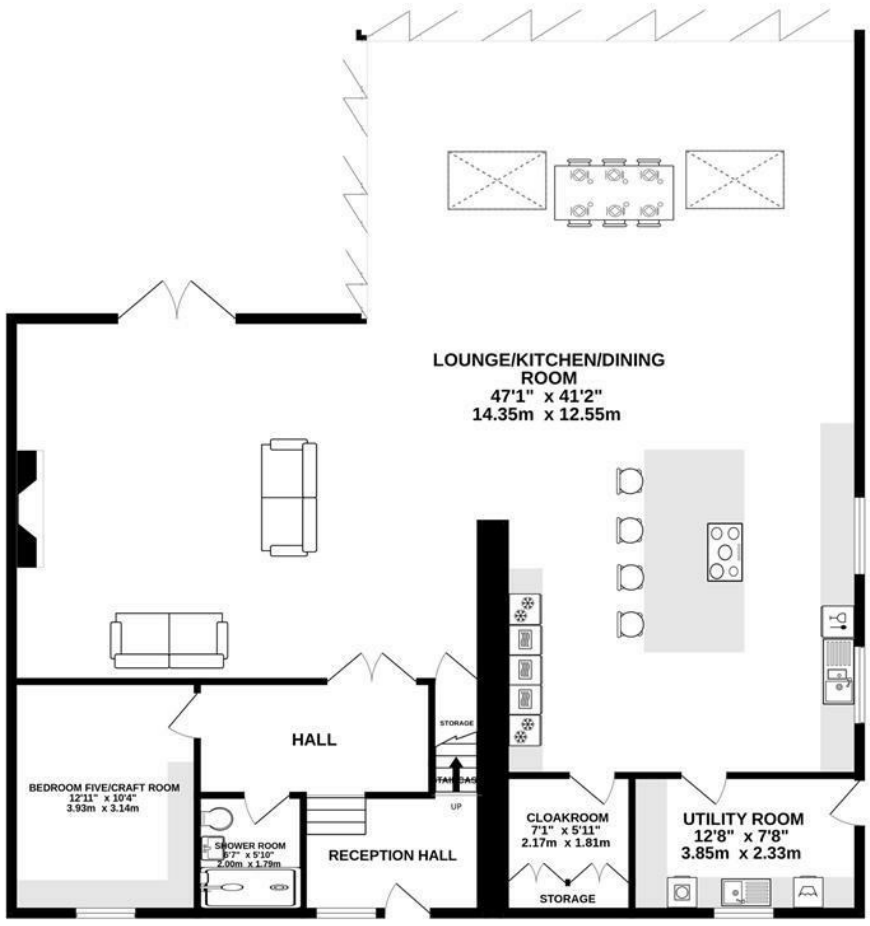
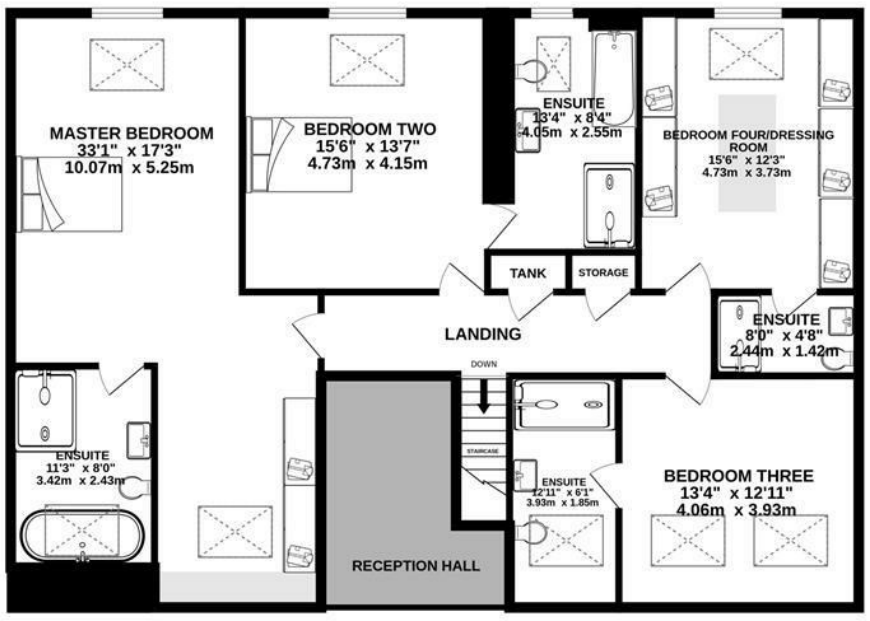
GROUND FLOOR
1957 sq.ft. (181.8 sq.m.) approx.



1ST FLOOR
1412 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA : 3369 sq.ft. (313.0 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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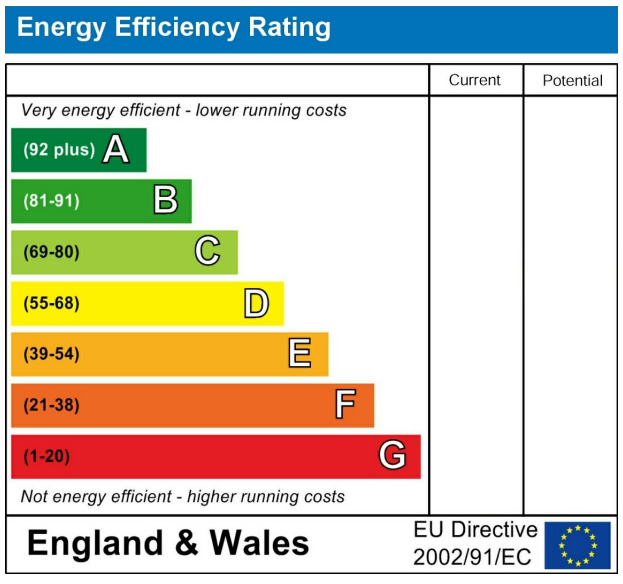
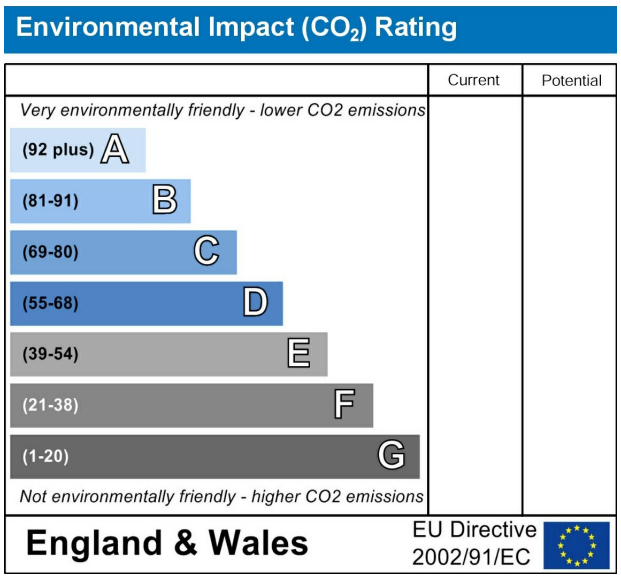
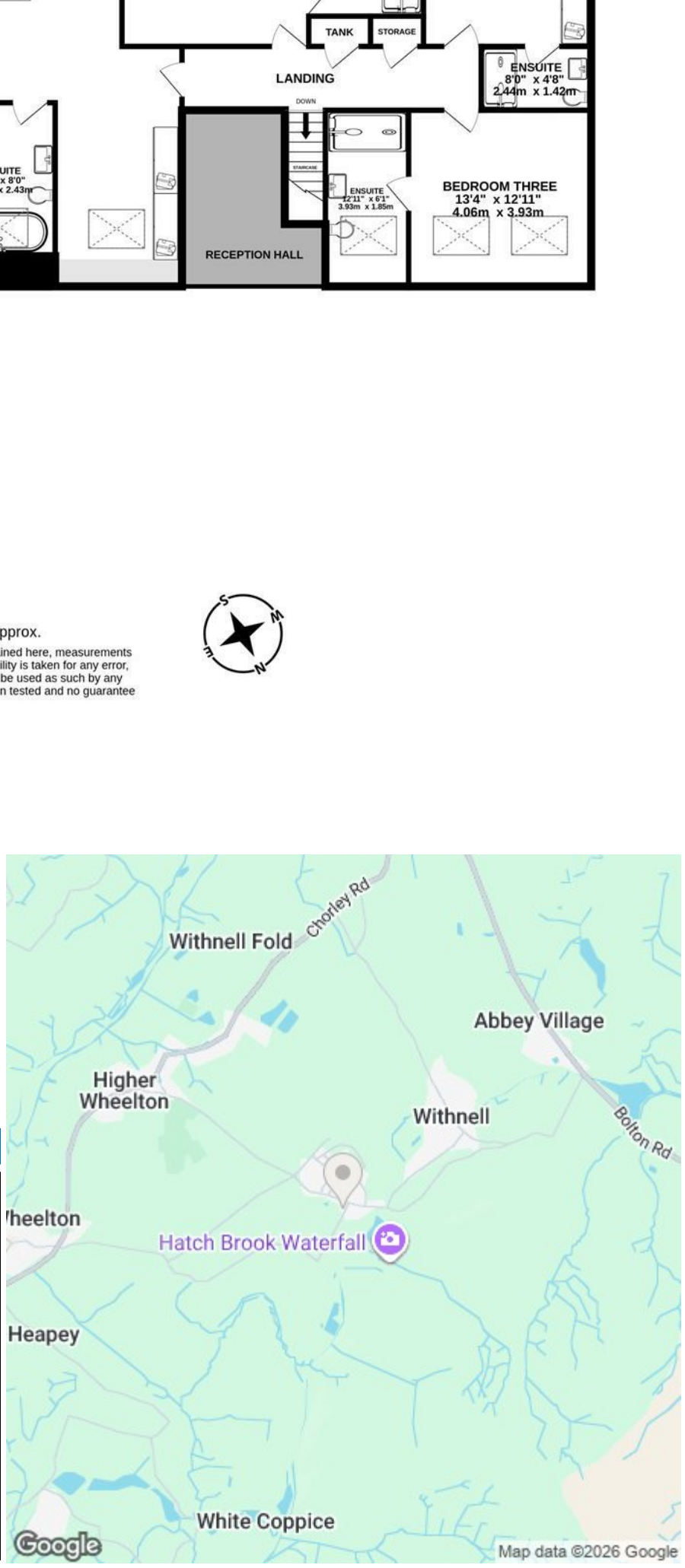
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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