BEN ROSE



Back Lane, Heath Charnock, Chorley

Offers Over £569,995

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached family home, occupying a beautiful rural position in the sought-after area of Heath Charnock. Offering split-level accommodation, generous and versatile living spaces and far-reaching field views to both the front and rear, the property provides an excellent opportunity for a family looking for a home with space, privacy and plenty of scope to make it their own. The accommodation is arranged over three levels, creating a distinctive layout with bedrooms positioned on the lower level and the principal living spaces elevated above. Heath Charnock is ideally placed for enjoying the surrounding Lancashire countryside whilst remaining within easy reach of everyday amenities in nearby Chorley, including supermarkets, independent shops, cafes, restaurants, schools and leisure facilities. There are excellent transport links via the M61, providing convenient access towards Preston, Manchester and the wider North West, whilst Chorley railway station offers regular services towards Manchester, Preston, Bolton and beyond. The surrounding area also benefits from a wealth of scenic walks and countryside, with Rivington and the West Pennine Moors nearby, making this an appealing location for families seeking a rural lifestyle without sacrificing connectivity.

Stepping inside, the welcoming main reception hall immediately introduces the property's distinctive split-level layout, with stairs leading both upwards and downwards to the various levels of accommodation. From here, the formal dining room is positioned to the front and features a characterful box-bay window overlooking the adjoining fields, creating a pleasant setting for family meals and entertaining. The dining room leads through into the kitchen, which is fitted with a range of integrated appliances and provides a practical hub for everyday family life. Continuing through, the breakfast room enjoys access directly onto the driveway and offers excellent versatility, with the potential to retain its current use or create a useful boot room, particularly suited to a home surrounded by countryside. Beyond this is the utility room, which provides additional practical space and also gives access through to the integrated double garage. Returning to the reception hall, the four-piece family bathroom features a freestanding bath alongside the remaining sanitaryware, whilst bedroom four is currently utilised as a study, demonstrating the flexibility of the accommodation. French doors from this room provide access onto the rear yard, creating an easy connection between the house and outside space.

The split-level design continues down to the lower level, where three further bedrooms are located. The master bedroom provides a generous principal retreat and benefits from its own three-piece en-suite shower room, while the remaining bedrooms offer useful accommodation for family members, guests or alternative uses depending on individual requirements. This lower level creates a degree of separation from the main living accommodation and further highlights the versatility of the home's layout. Heading upwards from the reception hall, the first floor is home to a particularly impressive lounge which spans the full width of the property. A large bay window to the front incorporates integrated seating and makes the most of the wonderful rural outlook across the adjoining fields, whilst a substantial central brick fireplace provides an attractive focal point to the room and adds warmth and character. With its generous proportions and elevated position, this is an ideal space for relaxing as a family or entertaining guests whilst enjoying the surrounding views.

Externally, the property is approached via a substantial driveway providing parking for up to eight cars and leading directly to the integrated double garage, offering excellent off-road parking and storage. A pathway leads through to a front lawn which wraps around the side of the property, where a decked seating area with pergola provides a lovely spot to sit and enjoy the peaceful surroundings. To the rear, the property benefits from a secluded yard and additional seating area, beyond which the outlook opens onto the adjoining farmer's fields, providing an attractive rural backdrop and a sense of privacy. Offering a rare combination of generous accommodation, an unusual and highly versatile split-level layout, extensive parking and beautiful countryside views, this is a home with considerable potential for a family to personalise and create a truly individual residence in a desirable rural Lancashire setting.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW













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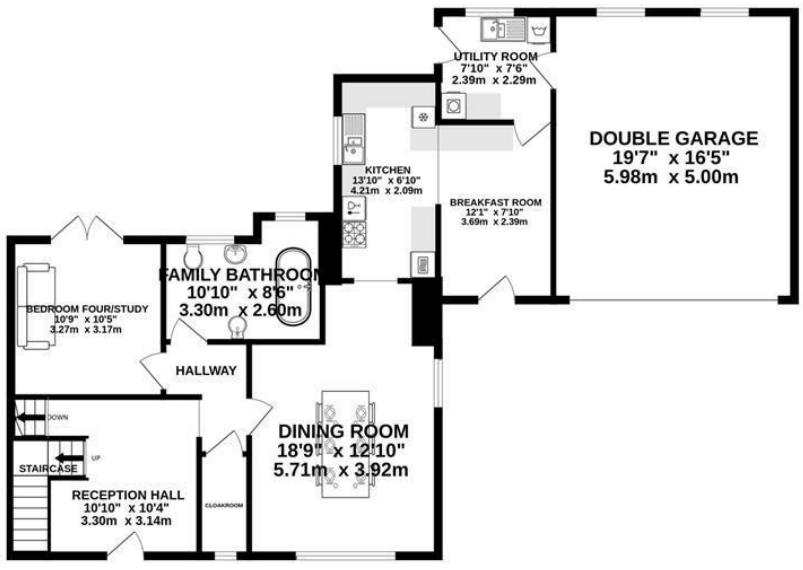
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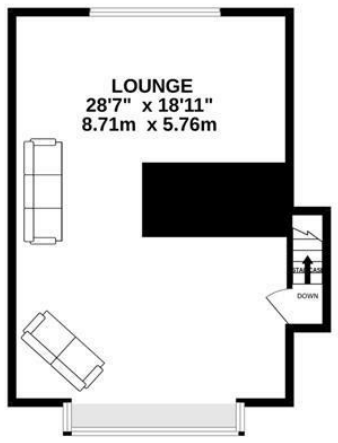
BASEMENT
502 sq.ft. (46.7 sq.m.) approx.



GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



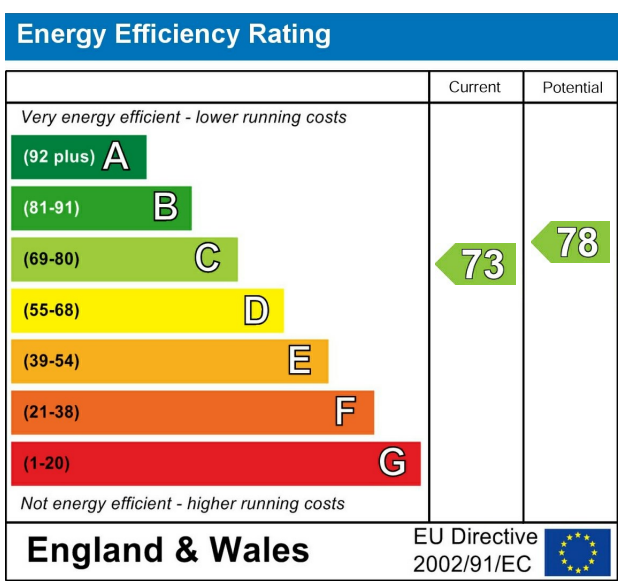
1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.

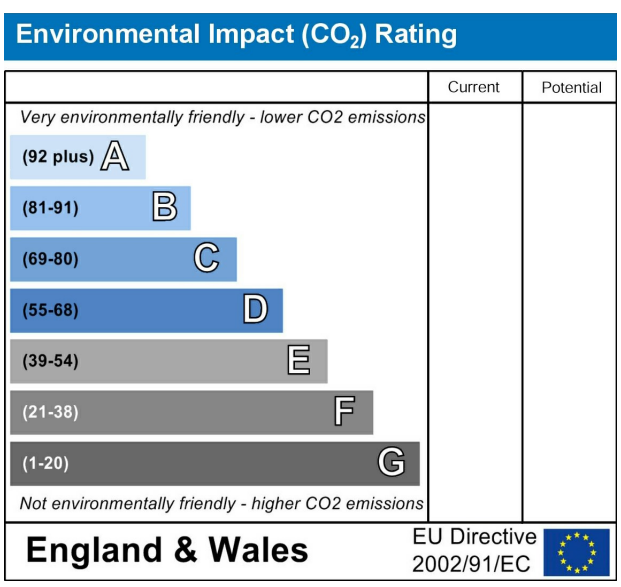


TOTAL FLOOR AREA : 2172 sq.ft. (201.8 sq.m.) approx.

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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