



Whitegate Fold, Charnock Richard, Chorley

Offers Over £1,099,995

Ben Rose Estate Agents are pleased to present to market this exceptional four/five-bedroom detached residence, set behind a gated entrance in one of Charnock Richard's most desirable and secluded settings. Occupying beautifully landscaped grounds where no expense has been spared, this immaculate double-fronted home offers an outstanding blend of timeless elegance, generous proportions and modern family living. With its striking sash windows, grand symmetry and impressive kerb appeal, the property evokes the character and presence of a boutique country house, whilst providing a highly versatile layout extending to almost 4,000 SQ.FT in total. Internally, every room has been thoughtfully designed to offer both comfort and practicality, making this an ideal home for growing families or those who love to entertain. Charnock Richard itself is a sought-after Lancashire village surrounded by picturesque countryside whilst remaining exceptionally well connected. Excellent transport links are available via the nearby M6, M61 and M65 motorways, making commuting to Preston, Chorley, Wigan, Manchester and Liverpool straightforward. Chorley and Euxton Balshaw Lane railway stations provide regular rail services, while the village benefits from well-regarded schools, local shops, traditional pubs, restaurants and everyday amenities. Nearby attractions including Yarrow Valley Country Park, Bygone Times and Heskin Hall offer excellent leisure opportunities, perfectly complementing this outstanding family home.

Stepping through the front door, you are welcomed into a magnificent reception hall where a beautiful solid wood staircase immediately creates an impressive first impression. Positioned to the front of the home is a generous dual-aspect office, offering an ideal space for those working from home whilst enjoying peaceful views across the immaculate gardens. Across the hallway sits the elegant formal lounge, complete with a feature fireplace and dual-aspect sash windows that flood the room with natural light whilst framing views of the surrounding grounds. Continuing through the property, you'll find a versatile family room which could equally serve as a fifth bedroom, providing flexibility for multi-generational living or visiting guests. Double French doors lead into the formal dining room, a superb entertaining space enhanced by an attractive arched window and ample room for a large dining table, before further French doors open into the spectacular games room. Forming the true heart of the home is the stunning kitchen/breakfast room, beautifully appointed with an extensive range of integrated appliances, an impressive central island with breakfast bar seating and plenty of space for informal family dining. Beyond the kitchen is a practical utility and boot room, complemented by a separate boiler room that adds additional storage options for everyday living. The expansive games room spans almost the full width of the property, creating a remarkable multi-purpose space perfect for entertaining, relaxing, family activities or even a private gym, with direct access to the outdoor entertainment area at the rear. A convenient ground floor WC completes the accommodation.

Ascending to the first floor, a spacious gallery landing provides access to four exceptionally generous double bedrooms, each enjoying the luxury of en-suite facilities. The magnificent principal suite is a true sanctuary, benefiting from dual-aspect views across the beautifully maintained front gardens. A dedicated dressing room leads through to a substantial walk-in wardrobe before continuing into a luxurious four-piece en-suite bathroom, creating an elegant private retreat. Bedroom two also enjoys its own stylish en-suite, while bedrooms three and four are equally impressive in size and share a well-appointed Jack & Jill en-suite, making them ideal for children or guests whilst maintaining privacy and convenience. Throughout the first floor, the generous room proportions, quality finishes and abundance of natural light continue the home's sense of refinement and understated luxury.

Accessed via secure electric gates, the property opens onto an extensive gravel driveway providing parking for numerous vehicles, making it perfectly suited to larger families and those who frequently entertain. A detached double garage offers excellent storage and parking, with one side currently adapted as a home gym whilst retaining flexibility to suit a variety of requirements. The grounds surrounding the home are simply exceptional and have been meticulously landscaped to create a setting reminiscent of a small stately home. Formal gardens with beautifully manicured lawns, ornamental planting, mature trees, sculpted hedging, picturesque pathways and elegant arched walkways combine to create an idyllic environment, all enveloped by established woodland that provides an exceptional degree of privacy and seclusion. A dedicated children's play area offers plenty of space for outdoor adventures, whilst to the rear, a bespoke entertaining terrace features an outdoor kitchenette beneath a permanent covered structure, allowing for year-round alfresco dining and social occasions. Combining remarkable gardens, outstanding living accommodation and an enviable location, this is a truly distinguished family residence that offers an exceptional lifestyle opportunity rarely available on the market.























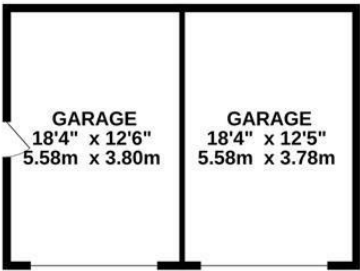
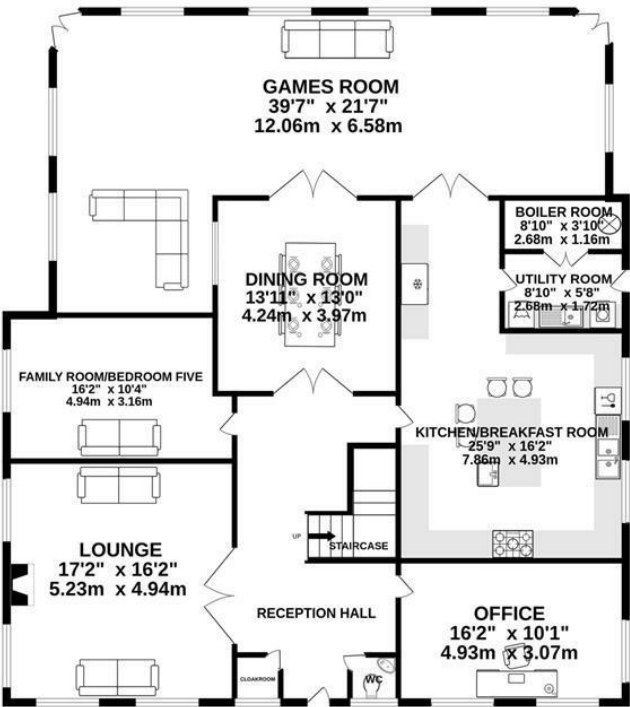




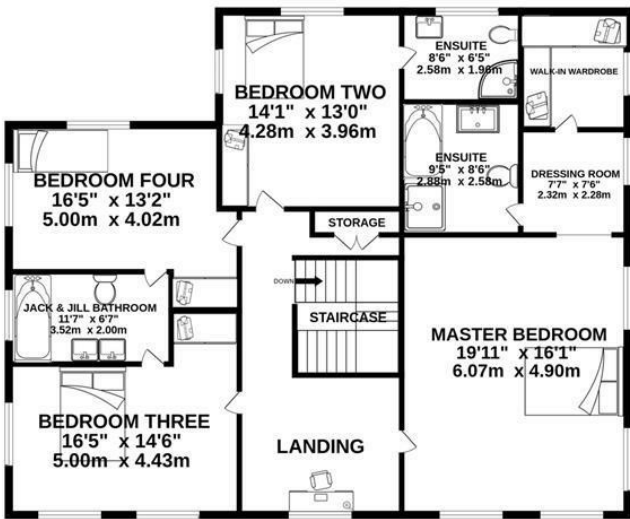


BEN ROSE

GROUND FLOOR
2521 sq.ft. (234.2 sq.m.) approx.



1ST FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



TOTAL FLOOR AREA : 3976 sq.ft. (369.4 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	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	66	73	
(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

