



## Town Lane, Whittle-Le-Woods, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this stunning two-bedroom 19th century stone-built terraced home, dating back to 1817 and offering a wonderful blend of period character and modern-day comfort. Beautifully positioned within the highly regarded village of Whittle-le-Woods, the property is particularly appealing to couples looking for a home with individuality, generous living accommodation and exceptional outdoor space. The original character features throughout give the property a truly distinctive feel, whilst its secluded rear garden provides a remarkable private retreat rarely found with a home of this type. Whittle-le-Woods is ideally situated for access to a range of everyday amenities, with local shops, pubs, restaurants, schools and leisure facilities available within the surrounding area. Excellent road links provide easy access to Chorley, Leyland and Preston, whilst the nearby M6 and M61 make travelling throughout Lancashire and further afield particularly convenient. Chorley railway station is also within easy reach, offering regular services towards Preston, Manchester and other major destinations, making this an excellent location for commuters.

Stepping through the welcoming porch, which features attractive stone flooring and a characterful stained glass window, you enter the spacious front lounge. This charming reception room immediately showcases the period character of the property, with a stunning original stone-built inglenook fireplace housing a traditional cast iron log burner, creating a wonderful focal point and a cosy atmosphere. A window overlooks the front aspect, whilst an integrated storage cupboard sits to the side of the chimney breast. Vinyl plank flooring runs underfoot and an exposed timber ceiling beam adds further character to the room. A door then leads through into the generously sized kitchen diner, which provides ample space for family dining alongside a modern fitted kitchen incorporating a range of integrated appliances. Terracotta tiled flooring complements the period feel, whilst the wooden staircase features useful integrated storage beneath. A window overlooks the beautiful rear garden and another exposed timber beam adds to the charm of this delightful space. An external door provides direct access into the garden.

Heading upstairs, the first floor provides two well-proportioned bedrooms alongside the family bathroom. The master bedroom is a particularly characterful room, featuring a cast iron fireplace set within the original chimney breast, complemented by two matching integrated wardrobes which provide useful storage. A window overlooks the front aspect and allows plenty of natural light into the room. Bedroom two is positioned towards the rear and benefits from a window overlooking the garden, together with a skylight which further enhances the natural brightness. Completing the accommodation is the tiled three-piece family bathroom, which features a beautiful roll-top bath with overhead shower, creating a practical yet characterful space.

Externally, to the front of the property is an attractive stone-flagged garden area, complementing the stone-built façade and adding to the property's welcoming kerb appeal. However, it is to the rear where this home truly comes into its own. The stunning, secluded and mature linear garden offers an exceptional level of privacy and an abundance of established greenery. The first section features stone flagging, mature raised borders and an array of established shrubs and bushes. A few stone steps lead further into the garden, where a greenhouse is beautifully enclosed on either side by mature trees and dense planting. Continuing towards the rear, there are two small garden sheds positioned just behind the greenhouse, alongside further flagged flooring and a gravelled area, all enclosed by mature trees and established borders. At the very bottom of the garden is a large garden shed, providing additional storage. This remarkable outdoor space offers a peaceful escape and is a fitting complement to the character and charm found throughout the property. Combining over 200 years of history with comfortable accommodation, beautiful original features and an exceptional private garden, this unique home is sure to appeal to couples seeking something considerably more distinctive than a conventional modern terrace.





























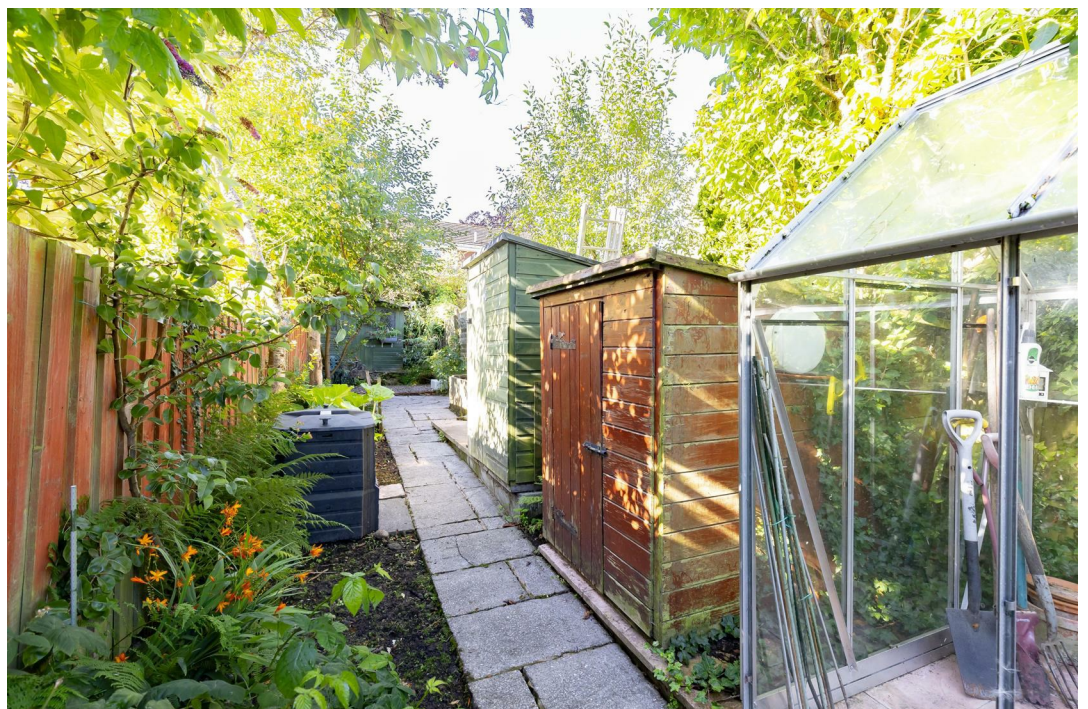
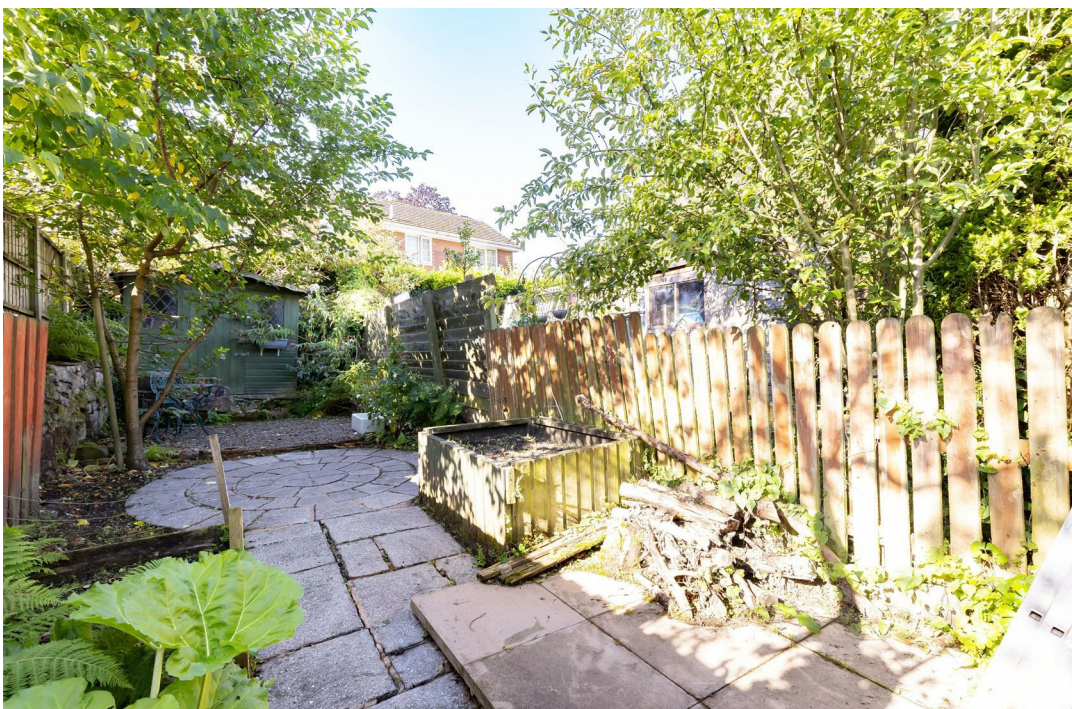
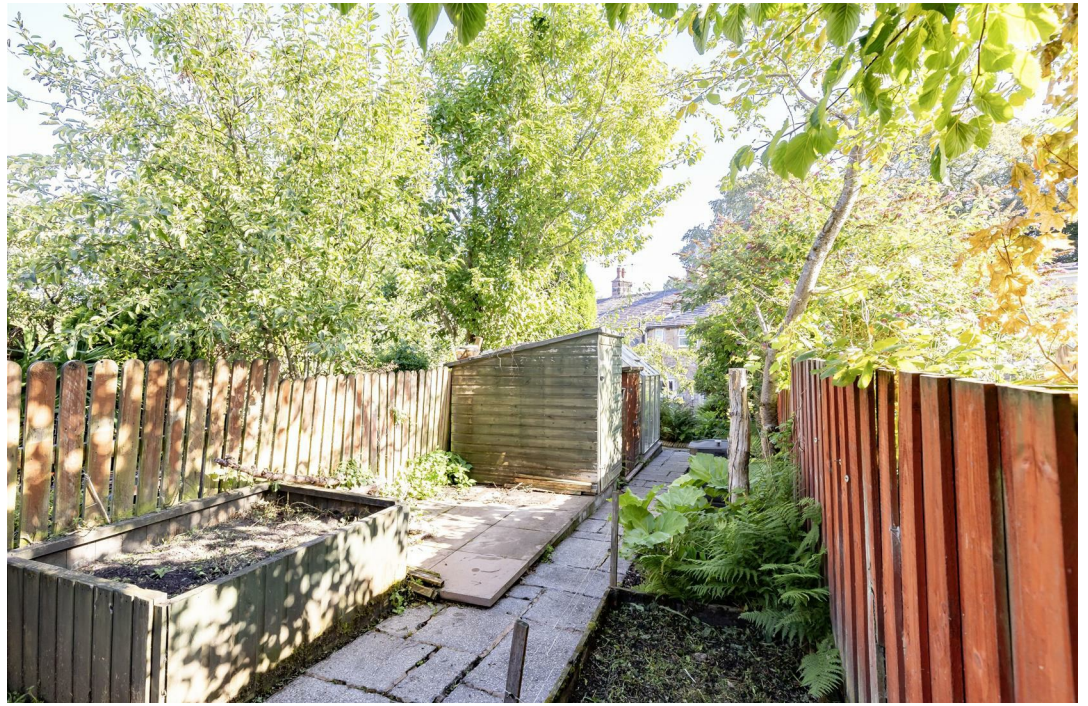










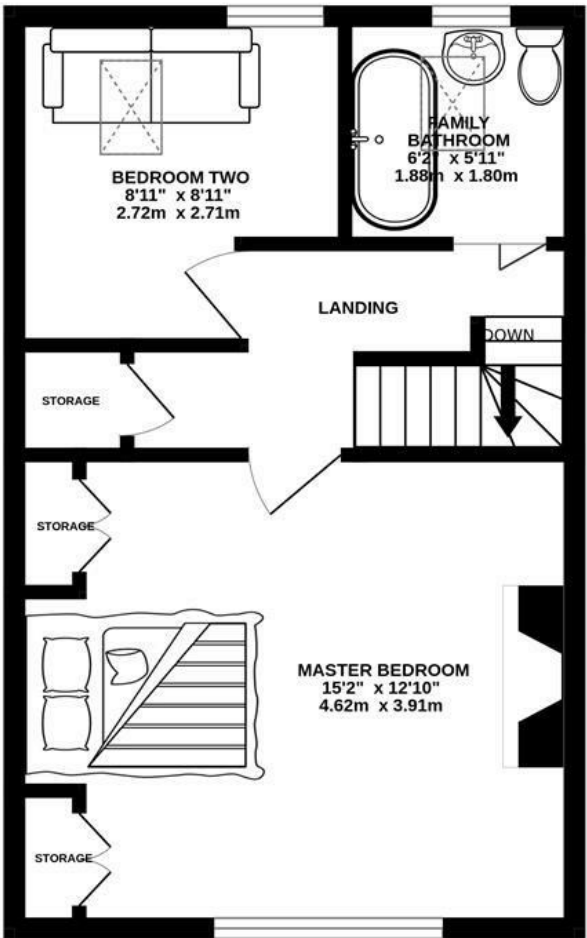
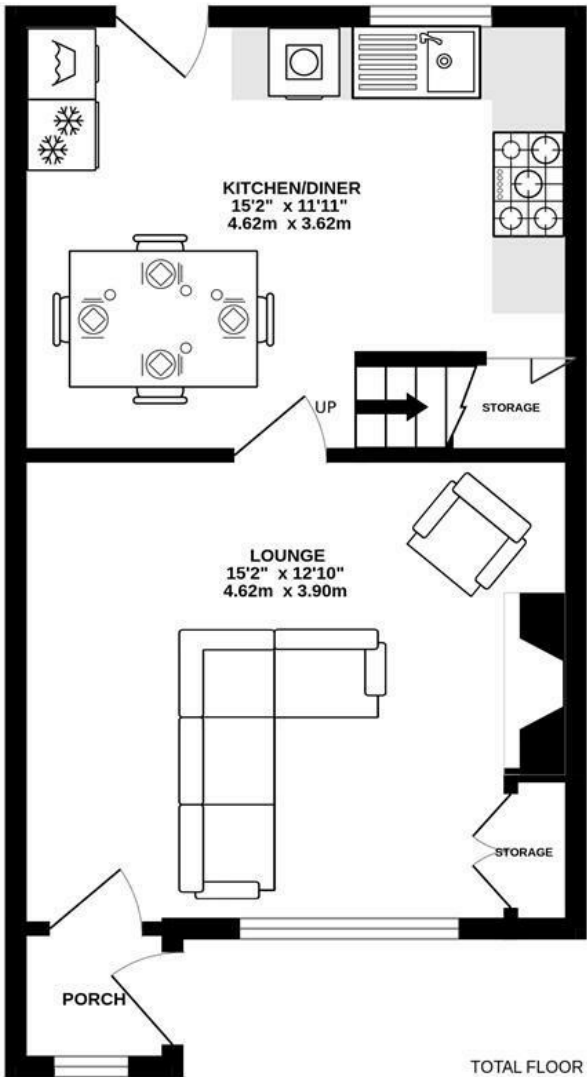




# BEN ROSE

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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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>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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<br>2002/91/EC |           |

