BEN ROSE



Bolton Road, Anderton, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached farmhouse in the sought-after village of Anderton, offering an exciting renovation opportunity with an abundance of character and potential throughout. Retaining a number of original features, this spacious home presents the perfect chance for buyers to create a stunning family residence tailored to their own tastes. A standout feature of the property is the substantial building plot positioned to the front, which already benefits from planning permission for a detached home, offering excellent development potential. Ideally situated, the property enjoys a peaceful semi-rural setting whilst remaining within easy reach of a range of everyday amenities in nearby Adlington, Chorley and Horwich. Excellent travel links include Adlington and Blackrod train stations, providing convenient routes into Manchester and Preston, along with easy access to the M61 motorway network. The area is also well regarded for its countryside walks, reservoirs and outdoor pursuits, making it an ideal location for families seeking both tranquillity and convenience.

Stepping through the entrance porch, you are welcomed into a spacious entrance hall which flows seamlessly into the generously sized lounge. Filled with natural light from multiple windows, this inviting reception room also benefits from built-in storage and offers ample space for relaxing and entertaining. Across the hall, the equally impressive dining room features a beautiful original fireplace, adding warmth and character whilst providing an excellent setting for family meals or hosting guests. To the rear of the home is the kitchen, offering excellent scope for modernisation and redesign, with direct access into the adjoining utility room. The utility provides additional practicality and also houses a convenient ground floor WC.

The first floor continues the generous proportions found throughout the home, with the landing leading to three well-sized double bedrooms. The master bedroom is particularly impressive in size and benefits from built-in storage alongside another attractive original fireplace, creating a wonderful focal point. The second bedroom also features built-in storage, while the third double bedroom offers flexible accommodation for family members, guests or a home office. Unusually, the property boasts two family bathrooms. The main bathroom is fitted with a four-piece suite, whilst the second offers a three-piece suite including a shower and benefits from extensive built-in storage, providing excellent practicality for a growing family.

Externally, to the front sits a substantial lawned building plot enclosed by mature hedging and accessed through a traditional wooden gate. Already benefitting from planning permission for a detached dwelling, this valuable addition presents an exceptional opportunity for developers or buyers looking to maximise the property's potential. Combining generous living accommodation, original character, significant development potential and an enviable village location, this is a rare opportunity for families, investors and renovation enthusiasts alike.

Chorley Council Planning References: 25/00009/PIP & 25/01215/PIP

















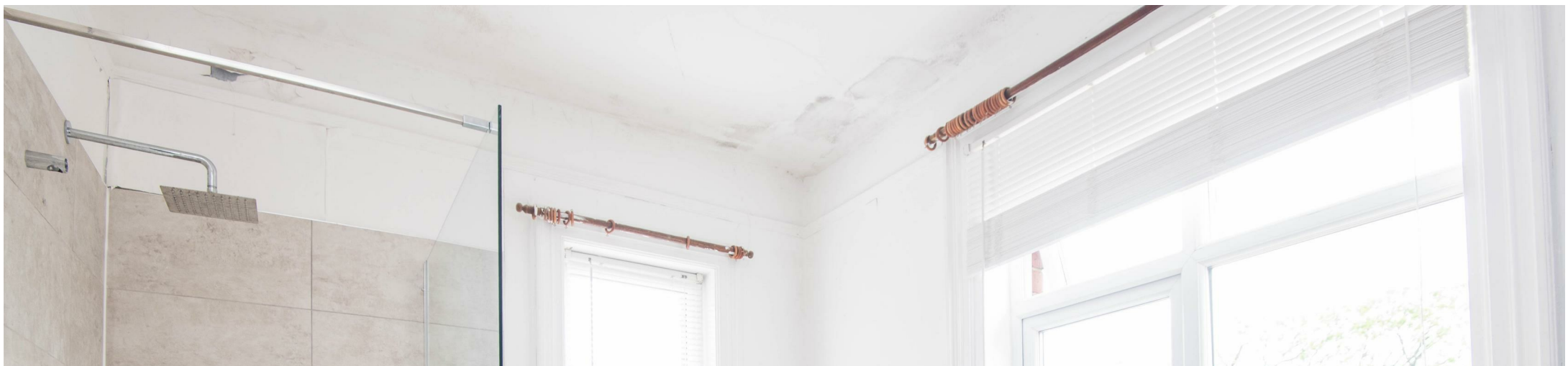




T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW











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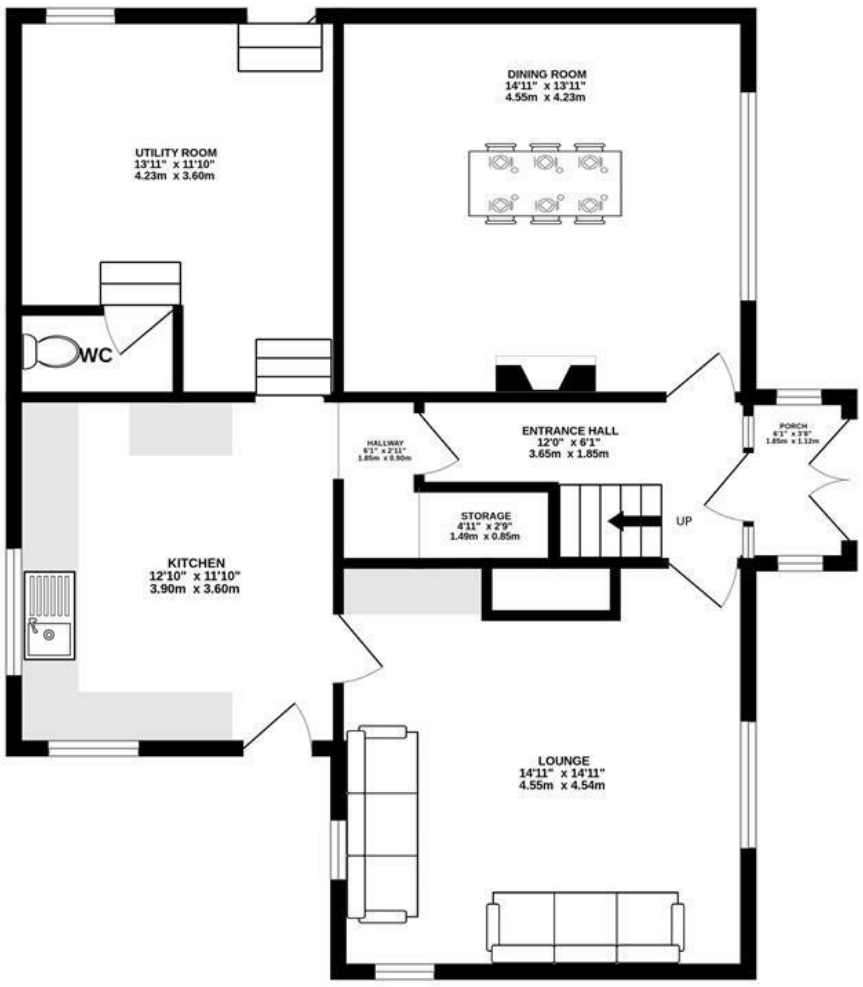


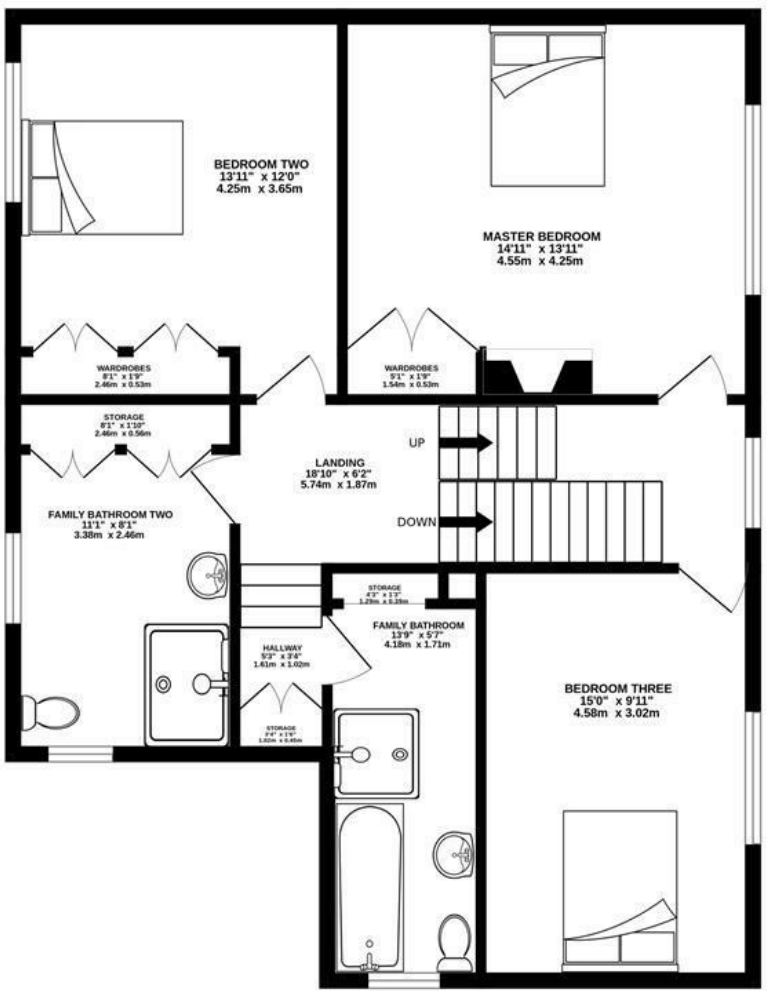


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GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.

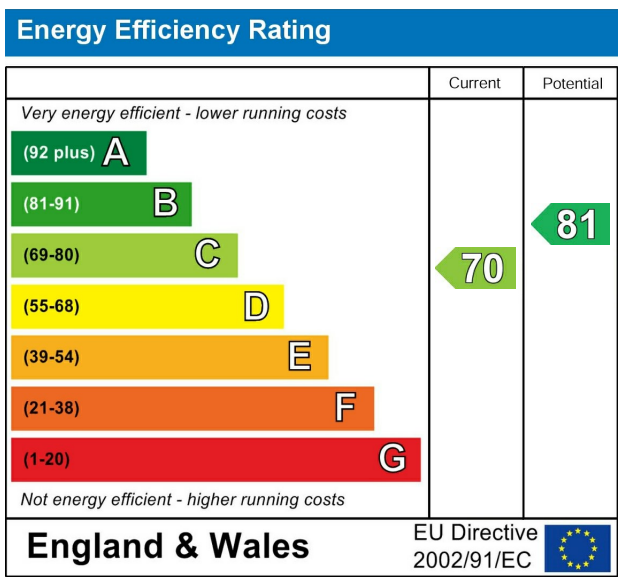


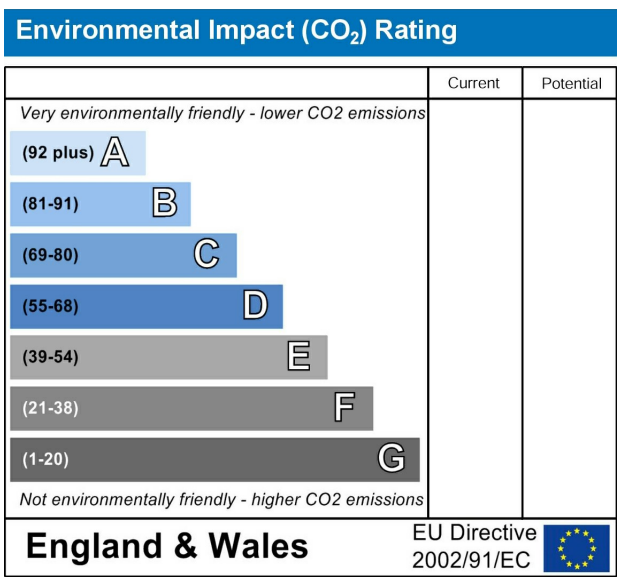


TOTAL FLOOR AREA : 1696 sq.ft. (157.6 sq.m.) approx.

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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