



Long Lane, Heath Charnock, Chorley

Offers Over £849,995

**The marketing outline of plot boundary is an approximate and to only be used as a guide **

Ben Rose Estate Agents are pleased to present to market this truly exceptional four-bedroom detached cottage, steeped in history and charm, and set within an impressive circa 3-acre plot in the picturesque village of Heath Charnock. Originally built in the late 1600s, the property has been thoughtfully maintained to preserve its rustic character, blending period features with modern comforts. Tucked away down a quiet, tree-lined lane, the home enjoys a wonderfully private position surrounded by open countryside, making it a perfect choice for families seeking a peaceful rural lifestyle. Despite its serene setting, the property benefits from excellent travel connections, with Chorley town centre just a short drive away, rail links from Chorley and Adlington stations offering direct routes into Manchester and Preston, and easy access to the M61 and M6 motorways. There are also local shops, reputable schools, country pubs, and scenic walking routes on the doorstep, as well as Rivington Pike and the West Pennine Moors for those who love the outdoors.

On entering the home, you are welcomed via a charming pitched-roof vestibule that sets the tone for the property's warm and inviting atmosphere. The heart of the ground floor is the spacious L-shaped lounge/diner, offering a versatile space that comfortably accommodates both a full suite of seating and a large dining table – perfect for family gatherings and entertaining. From here, a separate dining room, with the staircase just off, leads seamlessly up to a country-style kitchen, complete with an iconic Aga cooker. A cosy snug with a log burner sits just beyond, creating a perfect spot for relaxing on winter evenings. A practical utility room opens out to the rear yard via a stable-style door and also provides access to a downstairs WC and a study. The study in turn leads into a versatile family room, ideal for use as a playroom, hobby room, or home office, offering flexibility to suit modern family living.

To the first floor, the home offers four generously proportioned bedrooms, each radiating character and comfort. The master suite features fitted wardrobes and a beautifully appointed four-piece en-suite with His & Hers sinks, adding a touch of luxury to the rustic charm. Bedrooms two and three also benefit from fitted wardrobes, while the fourth bedroom provides a comfortable guest room or additional family space. A stylish three-piece family bathroom with an over-bath shower completes the internal accommodation.

Externally, the property impresses just as much as it does inside. The tree-lined lane leads to a gated courtyard that can accommodate multiple vehicles, with the added benefit of a stable block with multiple stables for horses, and a brick outbuilding with traditional barn doors. Beyond this lies a sizeable paddock with direct access to the stables, making the home perfect for those with equestrian interests. A picturesque pond can be found at the far end of the paddock, enhancing the idyllic rural setting. Across the lane, an additional piece of land offers a variety of potential uses, further increasing the appeal of the property's extensive grounds.

With its historic charm, generous accommodation, and beautiful setting, this is a rare opportunity to acquire a character-filled family home in one of Lancashire's most desirable rural locations.























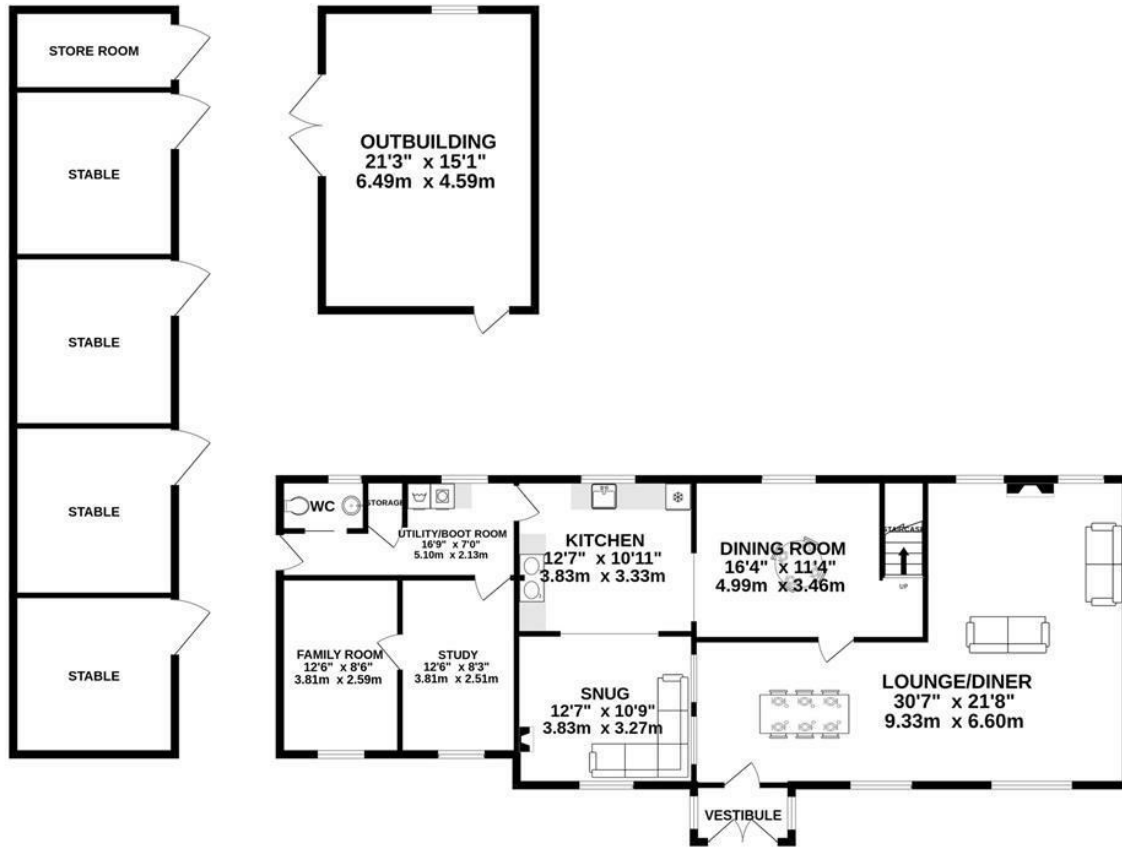




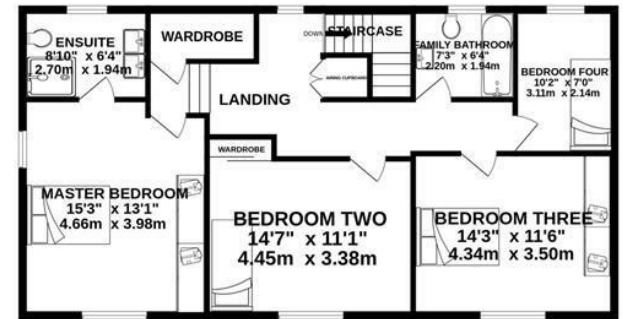


BEN ROSE

GROUND FLOOR
2208 sq.ft. (205.1 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.2 sq.m.) approx.

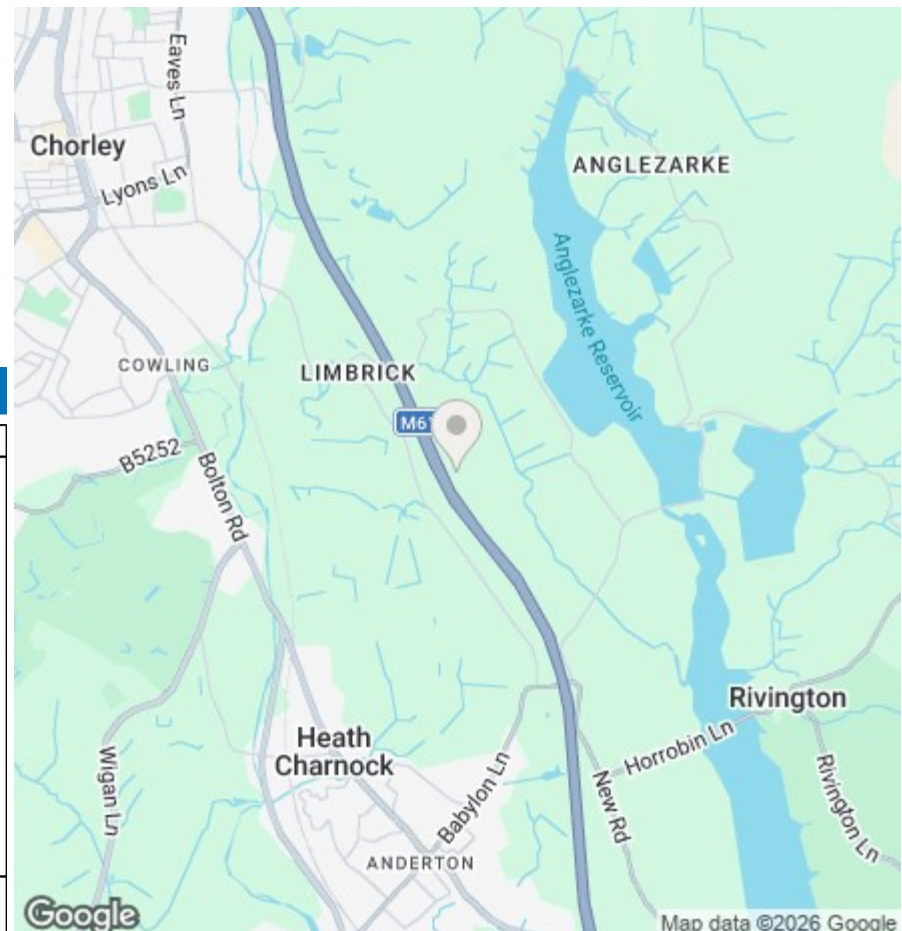


TOTAL FLOOR AREA: 3115 sq.ft. (289.4 sq.m.) approx.

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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