BEN ROSE



Withnell Hall Gardens, Withnell, Chorley

Offers Over £424,995

Ben Rose Estate Agents are pleased to present to market this exceptional two-bedroom, first floor apartment, set within the beautifully restored Withnell Hall, an impressive 19th-century manor house surrounded by picturesque woodland grounds in the charming village of Withnell. Forming part of an exclusive gated development of just 14 luxurious private homes, this unique residence seamlessly combines period elegance with contemporary living, featuring original architectural details, underfloor heating throughout and beautifully appointed interiors. Ideally positioned between Chorley and Blackburn, both approximately six miles away, the property offers a wonderful balance of peaceful surroundings and convenient access to a range of local amenities, transport links and neighbouring towns.

Upon entering the grand communal atrium, residents are welcomed by original ceramic floor tiles, restored staircase spindles and an impressive aluminium and glass roof lantern, creating a striking first impression that reflects the building's rich heritage. The apartment itself opens into a spacious yet inviting living room, where high vaulted ceilings, exposed timber beams and traditional sash windows combine to create a wonderfully characterful space. Herringbone-engineered oak flooring adds a touch of sophistication, while a charming log-burning stove set upon a tiled hearth provides a cosy focal point. A second reception room offers excellent versatility, equally suited to use as a formal dining room or home study, with fitted cupboards and a convenient pull-out computer drawer making it particularly practical for those working remotely. The modern kitchen/breakfast room blends contemporary styling with traditional features, boasting sleek wall and base units, wraparound quartz worktops and a range of integrated NEFF appliances, including an oven, combi-oven, induction hob and dishwasher, alongside a built-in fridge freezer and space for a washer/dryer.

The accommodation continues with two well-proportioned double bedrooms, including an impressive principal bedroom which provides a peaceful retreat, complete with fitted wardrobes featuring integrated lighting and space for a television, as well as a bespoke dressing table. The adjoining en-suite is finished to a high standard, featuring a spacious double shower with rainfall showerhead, a contemporary vanity wash basin, WC and illuminated mirror. The second bedroom is bright and versatile, making an ideal guest room or additional workspace. Completing the internal accommodation is a stylish family bathroom fitted with a three-piece suite, including a bath with thermostatic shower over, vanity wash basin with built-in storage and WC, complemented by contemporary tiling and a heated towel warmer. Further benefits include a private, secure basement storage area, providing valuable additional space.

Externally, the development is accessed through secure electric-gated entry, with intercom access adding further peace of mind. The apartment benefits from two allocated cobbled parking spaces, a private garage and access to beautifully maintained communal gardens, with a dedicated lawn area exclusively for residents of the apartment. Surrounded by established woodland and mature greenery, the grounds provide a peaceful setting in which to relax in, with an abundances of wildlife such as deer that can be seen around, and to enjoy the character of this historic residence. Communal photovoltaic solar panels and a 10-year LABC warranty further enhance the appeal of this distinctive home. Combining period charm, modern convenience and an enviable setting, this is a rare opportunity to acquire a character-filled apartment within one of Withnell's most distinctive developments, ideally suited to professionals, downsizers or buyers seeking something truly individual.





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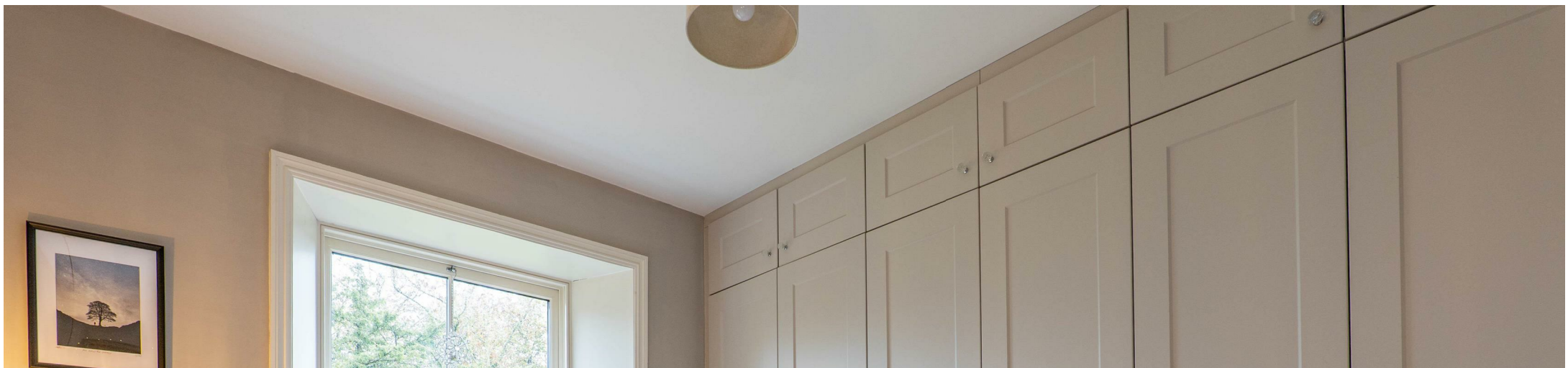
















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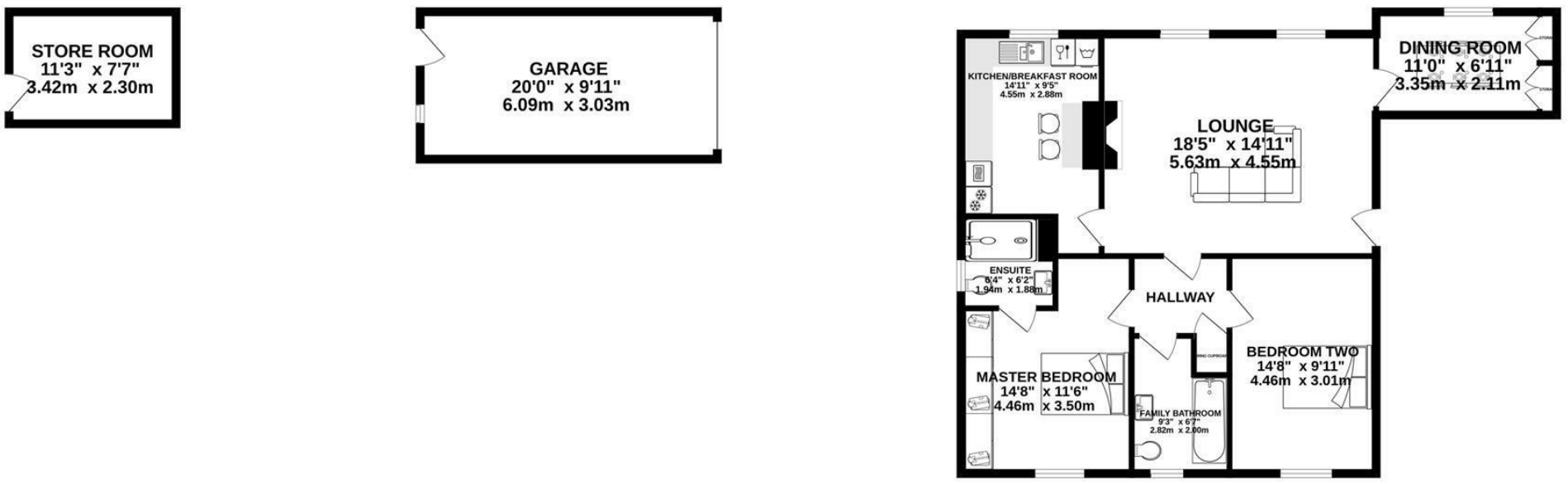
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BASEMENT
85 sq.ft. (7.9 sq.m.) approx.

GROUND FLOOR
198 sq.ft. (18.4 sq.m.) approx.

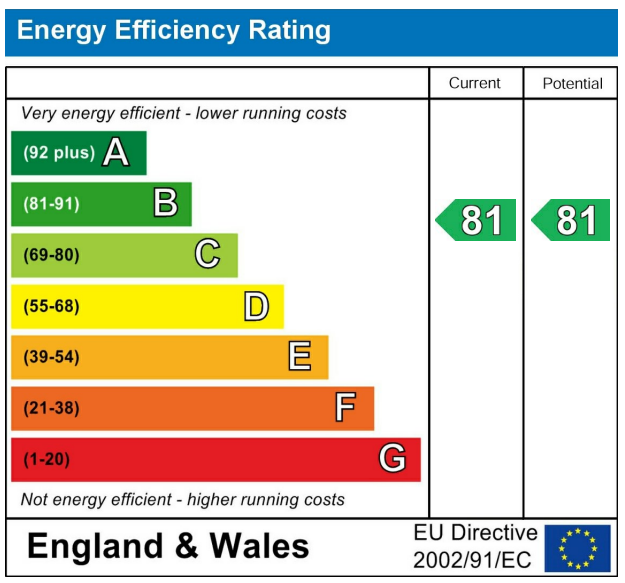
1ST FLOOR
896 sq.ft. (83.2 sq.m.) approx.

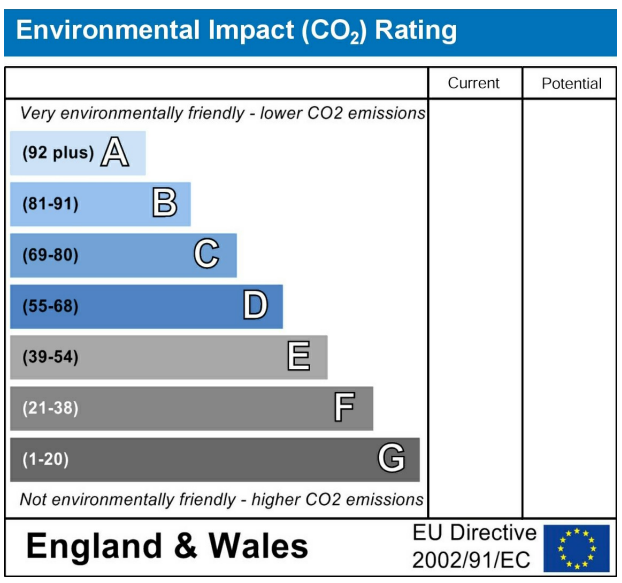


TOTAL FLOOR AREA : 1178 sq.ft. (109.5 sq.m.) approx.

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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