



Parke Mews, Withnell Fold, Chorley

Offers Over £574,995

Ben Rose Estate Agents are pleased to present to market this exceptional four/six bedroom semi-detached stone-built family home, dating back to 1853 and beautifully showcasing a wealth of period charm alongside contemporary comforts. Immaculately presented throughout, this stunning residence boasts an abundance of character, with bespoke panel framed windows, elegant architectural details and high-quality finishes that combine to create a truly special home. Situated in a sought-after area of Chorley, the property enjoys convenient access to an excellent range of local amenities, including highly regarded schools, supermarkets, leisure facilities, cafés and restaurants. Chorley town centre is within easy reach, while nearby train stations offer direct links to Preston, Manchester and beyond. The M61 and M6 motorway networks are also readily accessible, making this an ideal location for commuting families seeking a balance between connectivity and lifestyle. The surrounding area further benefits from beautiful countryside walks, parks and popular Lancashire attractions, offering something for every member of the family.

Entering through the beautiful arched porch with traditional stone flooring, you are welcomed into a grand reception hall that immediately sets the tone for the rest of the property. Featuring stunning lacquered wooden flooring, a bright and airy atmosphere and a wooden staircase leading to the upper floors, this impressive space provides access to the principal ground floor accommodation. To the left is the magnificent kitchen diner, fitted with a range of integrated appliances including an induction Aga range cooker, complemented by charming terracotta flooring and ample space for family dining and entertaining. Further along, a substantial reception room benefits from extensive integrated storage, creating a versatile space suited to a variety of uses. At the end of the hallway, double doors open into the spacious rear lounge, where beautiful lacquered wooden flooring, a remote controlled log effect stove and impressive five-panel bifold doors create a welcoming environment while seamlessly connecting the interior to the garden beyond. Completing the ground floor is a convenient under stairs WC.

To the first floor, the property continues to impress with four generously proportioned bedrooms, perfectly suited to family living. The superb principal bedroom enjoys the luxury of a private en-suite shower room, creating a peaceful retreat within the home. Bedroom two benefits from fitted shelving, adding both practicality and character. The remaining bedrooms offer flexible accommodation for children, guests or those working from home. Serving the first floor is a beautifully appointed family bathroom featuring a bath with overhead shower.

Ascending to the second floor reveals a fantastic loft room, enhanced by striking exposed timber beams and four large skylights that flood the space with natural light. This versatile area could be utilised for a variety of purposes, subject to individual requirements. The second floor also benefits from a separate WC, a utility room and an additional bedroom, each illuminated by its own skylight, further enhancing the practicality and versatility of this unique home.

Externally, the property enjoys equally attractive surroundings. To the front is a charming cobbled area leading directly to the entrance porch, providing a fitting introduction to the home's characterful façade. To the side, there is off-road parking for up to two vehicles, together with gated access to the rear garden. The stunning split-level rear garden has been thoughtfully designed to create a peaceful and private outdoor retreat, featuring attractive stone flagging throughout. A sweeping brick staircase with bespoke iron railings rises to the upper level, where mature trees provide a wonderful sense of seclusion alongside two delightful seating areas ideal for relaxing or entertaining guests. To the side of the property there is an additional area housing a useful brick garden shed. Combining timeless character, substantial living accommodation and beautifully maintained outdoor space, this remarkable family home presents a rare opportunity to acquire a truly distinctive property in one of Chorley's most desirable residential locations.















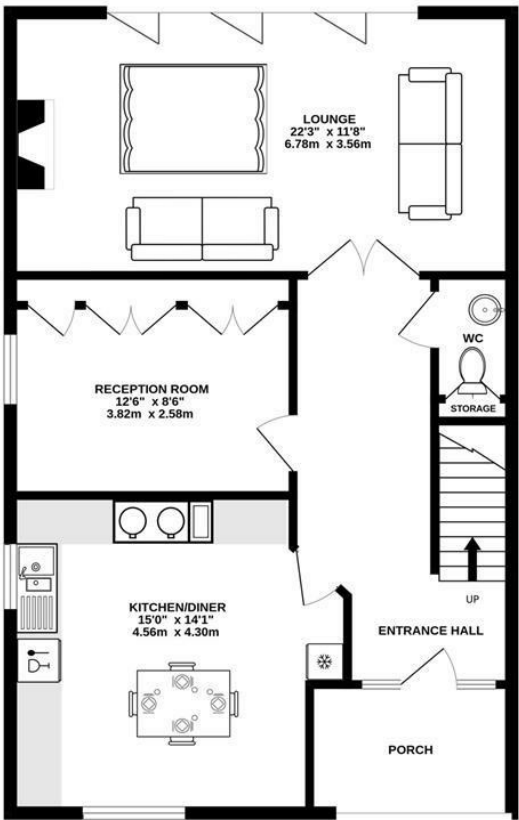




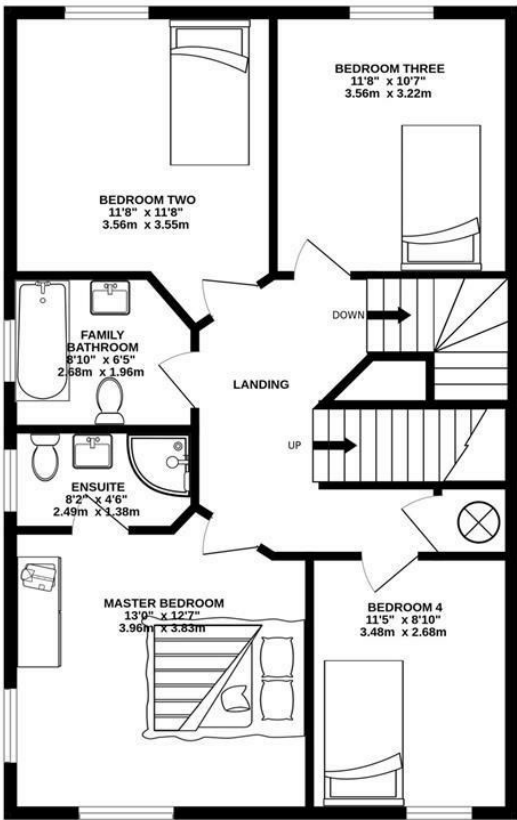


BEN ROSE

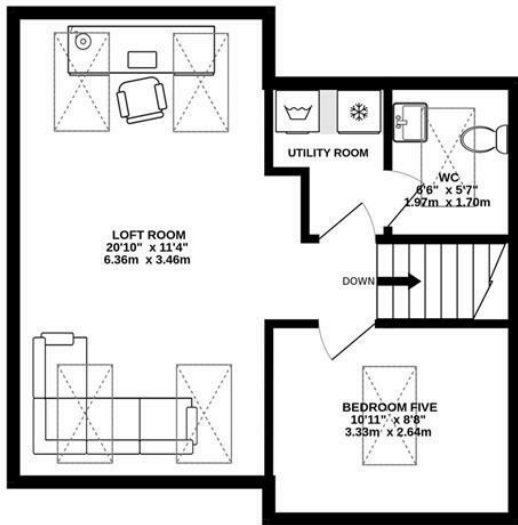
GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 2022 sq.ft. (187.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

