



## Top O'the Lane, Brindle, Chorley

**£2,395 Per Month**

Ben Rose Estate Agents are pleased to present to the lettings market this beautifully presented and extensively renovated four-bedroom cottage, believed to date back over 200 years, situated within the highly sought-after village of Brindle. Blending charming period features with tasteful modern upgrades, this exceptional home offers spacious and versatile accommodation ideal for family living. Recent improvements include refreshed décor throughout, new carpets, an updated kitchen, and renovated utility and bathroom facilities, ensuring the property is ready for its next owners to move straight in and enjoy. Brindle remains one of Lancashire's most desirable village locations, offering a peaceful semi-rural setting whilst still benefiting from excellent access to Chorley, Preston and Blackburn, highly regarded schools, local amenities, countryside walks, and the nearby M6, M61 and M65 motorway networks.

Entering through the welcoming entrance hall, you'll immediately appreciate the character and warmth this home has to offer. The generously sized lounge features exposed stone walls and a stunning multi-fuel burner, creating a cosy focal point whilst retaining the property's traditional charm. The heart of the home is the refreshed kitchen, which has been thoughtfully updated and provides access to the cosy second reception room, currently used as a family room and complete with its own multi-fuel burner and staircase leading to the first floor. To the rear of the property, the impressive dining room enjoys a spectacular floor-to-ceiling window that frames views of the garden and fills the space with natural light, creating a wonderful setting for both everyday family meals and entertaining guests. A newly updated utility room and modern ground floor WC complete the accommodation on this level.

To the first floor, the property offers four well-proportioned bedrooms, each beautifully presented and benefiting from the recent decorative improvements. The principal bedroom has been enhanced with integrated storage solutions and a stylishly renovated en-suite shower room. The remaining bedrooms are served by the family bathroom, while bedroom four has been reconfigured to create a separate access hallway, offering flexibility as either a bedroom, home office or study. Above the dining room, a striking mezzanine landing adds further character and architectural interest to the home, overlooking the impressive garden and enhancing the sense of space throughout the first floor.

Externally, the property is approached via a driveway providing ample off-road parking for up to four cars and leads up to the detached double garage with electric door. To the rear, the beautifully landscaped garden has been carefully designed to create a true gardener's haven whilst remaining practical and relatively low maintenance for family life. A variety of thoughtfully planted borders, seating areas and attractive landscaping features combine to create an exceptional outdoor space that can be enjoyed throughout the seasons. Backing directly onto open farmers' fields, the garden enjoys a wonderful degree of privacy alongside stunning countryside views, providing a peaceful setting that perfectly complements this unique and character-filled village home.





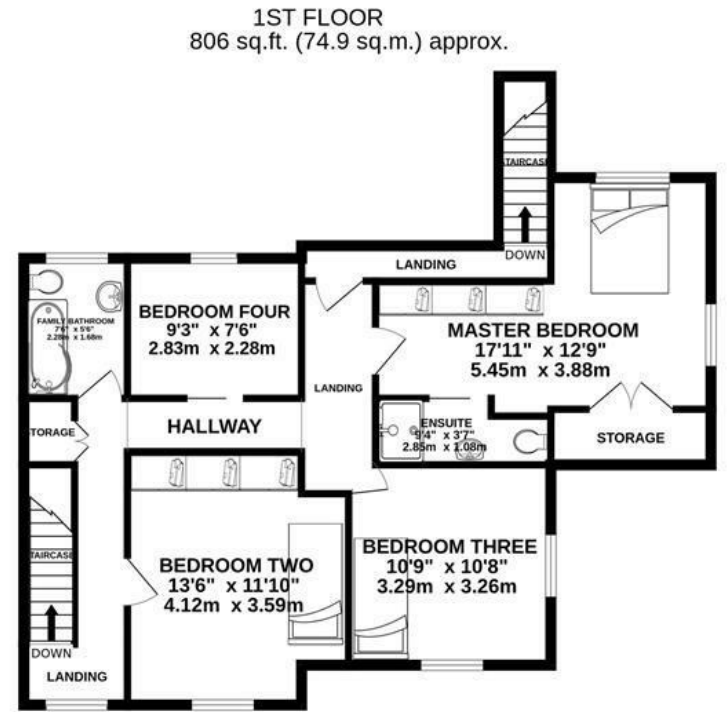
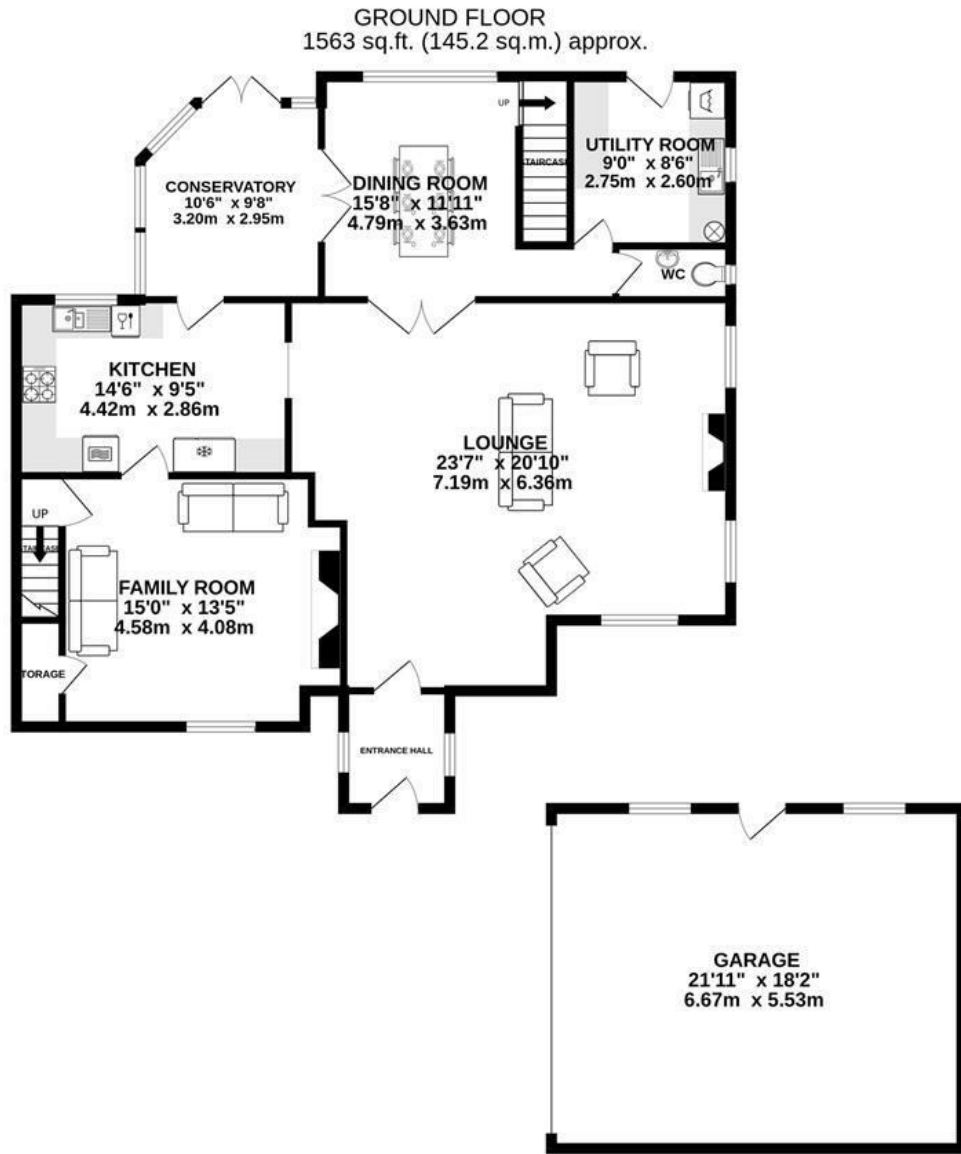








# BEN ROSE

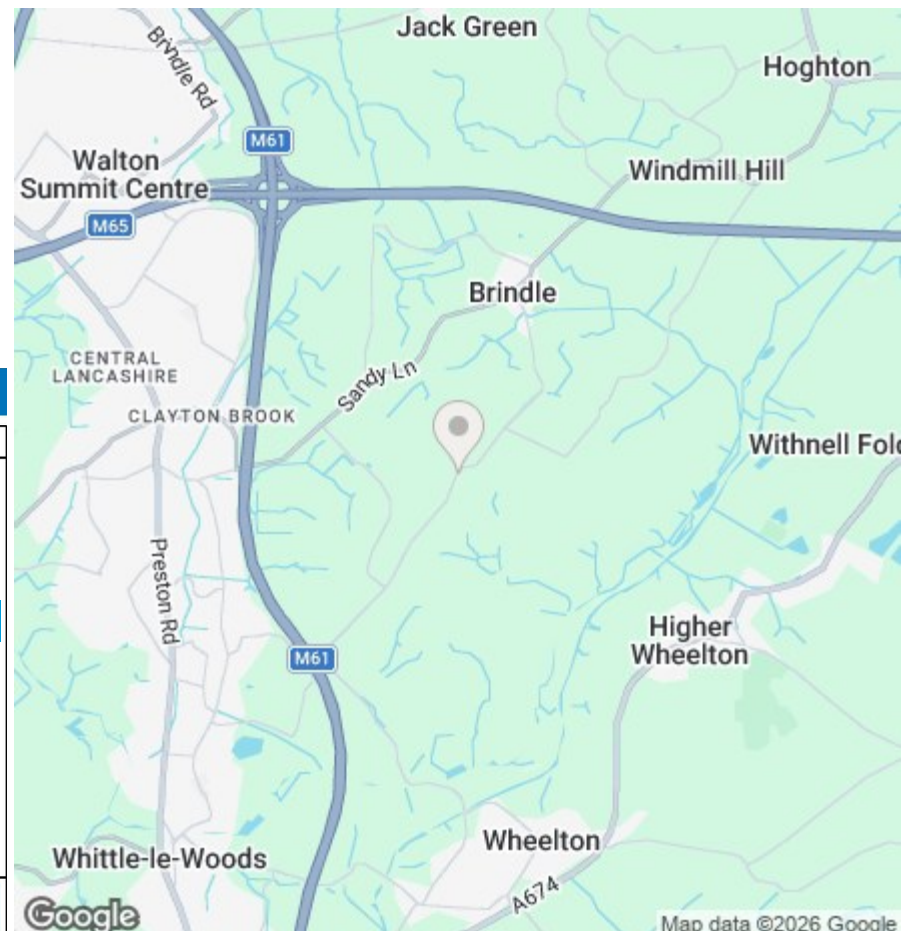


TOTAL FLOOR AREA : 2369 sq.ft. (220.1 sq.m.) approx.

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>74</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 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>45</b>	<b>72</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		