



Chorley Old Road, Whittle-Le-Woods, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this beautiful and characterful three-bedroom 19th-century sandstone quarryman's cottage, nestled within the highly desirable village of Whittle-le-Woods. Lovingly maintained and thoughtfully updated, this charming home effortlessly blends its wealth of original features with high-quality modern improvements, including a new kitchen fitted in 2024, a stylish new family bathroom installed in 2025, a new electric range cooker fitted in 2023 and a Hive smart thermostat boiler installed in 2025. The roof and chimneys have also been repaired and repointed in 2026, whilst the property further benefits from double glazing throughout and damp-proof coursing having been completed, providing peace of mind for prospective buyers. Offering exciting potential for future expansion, neighbouring properties have successfully undertaken kitchen and loft conversions, making this an excellent opportunity for those looking to create additional living space over time. Positioned within easy reach of excellent local schools, shops, cafés and everyday amenities, the property also enjoys superb transport links, with nearby bus routes, railway stations in Chorley and Buckshaw Parkway, and convenient access to the M61, M6 and M65 motorways, making commuting to Preston, Manchester and surrounding areas effortless.

Stepping through the welcoming entrance vestibule, complete with an attractive stained glass window and traditional wood panelling, you are immediately greeted by the home's timeless character. The spacious lounge enjoys half-height wooden panelling and laminate plank flooring, whilst the impressive inglenook fireplace forms a stunning focal point, showcasing original brickwork, a substantial timber beam, a stone hearth and a bioethanol log burner, which can easily be replaced with a traditional wood-burning stove if desired. Built-in bookcases sit neatly either side of the fireplace, enhancing both the practicality and charm of the room. A door leads through to the beautifully updated kitchen/breakfast room, where the half-height panelling continues before giving way to exposed sandstone with traditional lime pointing. The modern fitted kitchen incorporates a range of integrated appliances, a breakfast bar and useful under-stair storage. A striking tiled inglenook chimney breast houses the large electric range cooker beneath an exposed timber beam, creating a real centrepiece to the space. A wooden-framed window overlooks the rear garden, whilst an external door opens into the attractive oak-framed rear porch with its traditional quarry tiled floor. An opening to the side of the chimney breast leads through to a small vestibule, where the staircase rises to the first floor.

The first floor offers three well-proportioned bedrooms, each continuing the property's warm and inviting feel. The master bedroom and second bedroom both benefit from integrated wardrobes, with the second bedroom enjoying delightful views over the rear garden and beyond. The third bedroom overlooks the front aspect and offers excellent flexibility as a nursery, home office or guest room. Completing the accommodation is the beautifully appointed three-piece family bathroom, newly fitted in 2025 and featuring a contemporary suite with an overhead shower.

Externally, the property enjoys readily available on-street residential parking to the front. To the rear, the beautifully secluded garden provides a peaceful retreat, boasting attractive views towards the neighbouring church. A flagged patio sits immediately outside the oak-framed porch, with a winding flagged pathway leading through the garden to the far end. A traditional dry stone wall runs along the left-hand boundary, complemented by a mature hedge and gravel border, whilst the opposite side is filled with an abundance of established planting, mature shrubs and natural rock features, creating a wonderfully private and picturesque outdoor space. Rich in history, full of character and enhanced by an extensive programme of modern improvements, this delightful cottage presents a rare opportunity to acquire a truly special home in one of Lancashire's most sought-after village locations.















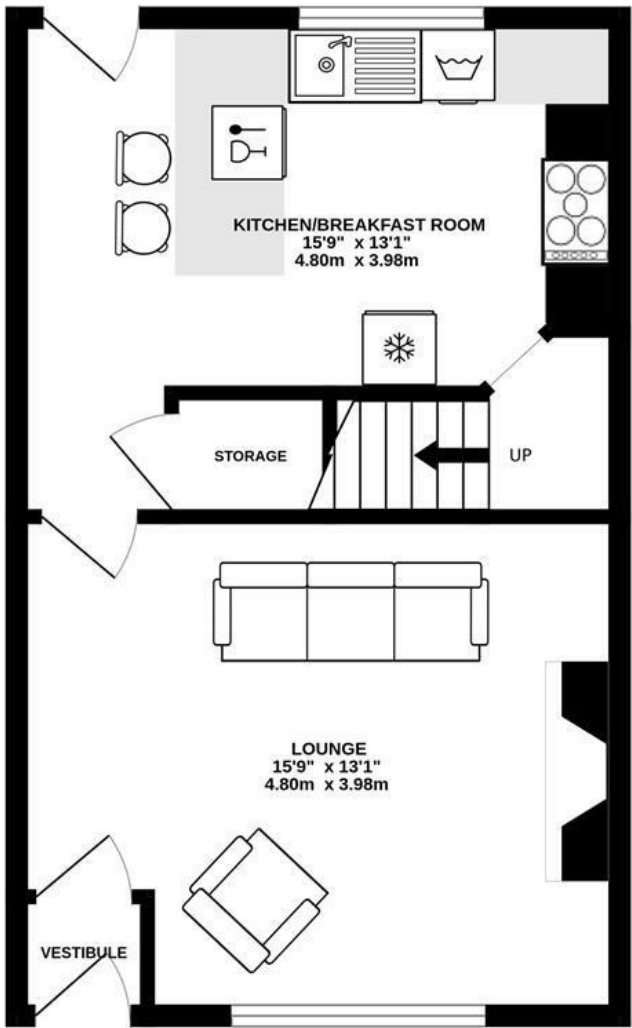




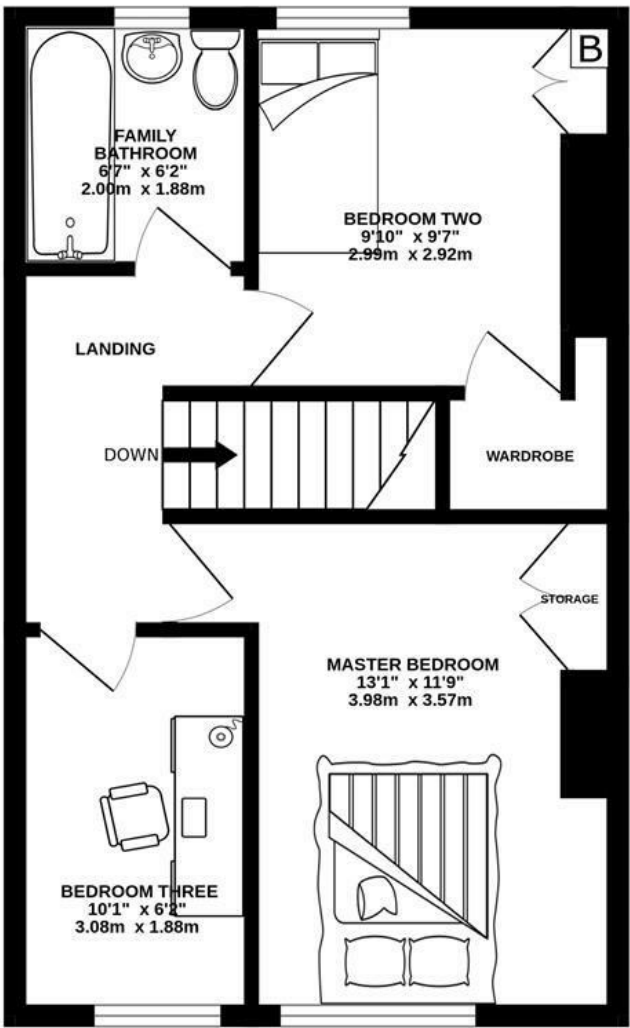


BEN ROSE

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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		
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	

