



Copthurst Lane, Whittle-Le-Woods, Chorley

Offers Over £1,199,995

Ben Rose Estate Agents are pleased to present to market this truly exquisite, six-bedroom, stone-built detached home set over three floors and nestled within the picturesque countryside of Whittle-Le-Woods. Built by the current owners 20 years ago as a self-build project, the property offers a rare blend of traditional charm and bespoke design, featuring reclaimed materials and stunning wood ceiling beams throughout. Its commanding double-fronted façade hints at the grandeur within, while its elevated rear position offers panoramic views over the valley. Located in one of Lancashire's most desirable semi-rural villages, the home is perfectly placed for families seeking tranquillity without sacrificing connectivity. Excellent travel links are close at hand, with Buckshaw Parkway and Chorley train stations both within easy reach, offering direct access to Preston, Manchester and beyond. The M6, M61 and M65 motorways are just a short drive away, making commuting convenient. Local amenities include well-regarded schools, charming village pubs, scenic walks via the Leeds Liverpool canal, and access to nearby towns such as Chorley and Leyland, as well as the popular Cuerden Valley Park.

As you step into the grand reception hall, you're immediately welcomed by a sense of warmth and craftsmanship. The wood staircase rises elegantly to the upper floors, setting the tone for the traditional style found throughout the home. To the front, you'll find a spacious games room offering a versatile space that could suit a variety of uses such as a home office, playroom or library. Adjacent is the formal dining room, ideal for entertaining, with French doors that connect seamlessly to the lounge. The main lounge is a beautifully appointed space centred around a large feature fireplace, creating a cosy atmosphere for colder months. From here, the home opens into the show-stopping orangery – a spectacular space flooded with natural light and offering panoramic views of the rear valley. This room is perfect for relaxing year-round, whether enjoying a summer sunset or winter snowfall. Completing the ground floor is the bespoke country-style kitchen/diner, thoughtfully designed to complement its surroundings, and featuring charming fittings with ample space for both everyday living and hosting. A practical utility room is positioned just off the kitchen, along with a convenient WC off the hall.

The first floor hosts four of the six double bedrooms, each offering generous proportions and beautiful finishes. The master suite is a true retreat, complete with a walk-in wardrobe and breath-taking countryside views to the rear. Three of the bedrooms on this level benefit from private en-suite facilities, making them perfect for older children or guests. One of the bedrooms is currently being used as a gym, highlighting the home's versatility. The stunning four-piece family bathroom on this floor features a freestanding bath positioned to enjoy the scenic views – a peaceful spot to unwind at the end of the day.

Ascending to the second floor, you'll find the remaining two bedrooms, both of which are impressive in scale and specification. Each room boasts its own en-suite bathroom with bath, walk-in wardrobes, and characterful Velux windows that open to reveal more striking views of the surrounding landscape. One of the bedrooms also benefits from a private dressing room, making this floor ideal for multi-generational living, older teens or luxurious guest accommodation.

Externally, the home is just as impressive. A secure gated entrance opens onto a beautifully cobbled driveway, which wraps around the property and provides ample parking for multiple vehicles. The charming stone garage and additional large stone outbuilding offer exceptional storage or potential for further development, subject to planning. The front garden is neatly presented, adding to the home's kerb appeal. To the rear, the magnificent garden has been thoughtfully landscaped with zoned seating areas and tranquil water features creating a truly serene setting. Nearest the home is a raised terrace, perfect for al fresco dining, which leads down past a second water feature to an expansive, manicured lawn surrounded by mature hedging for added privacy.

This outstanding property offers a rare opportunity to acquire a substantial, characterful family home in a breath-taking countryside setting, while remaining within easy reach of travel links and amenities. A must-view to fully appreciate the charm, scale, and lifestyle on offer.























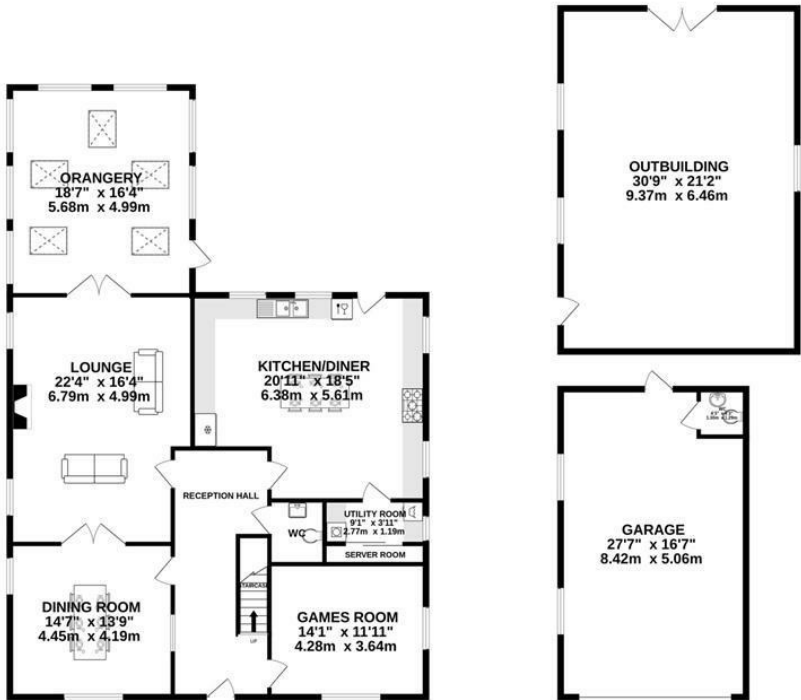




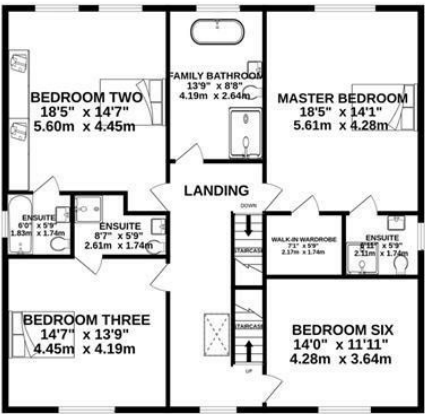


BEN ROSE

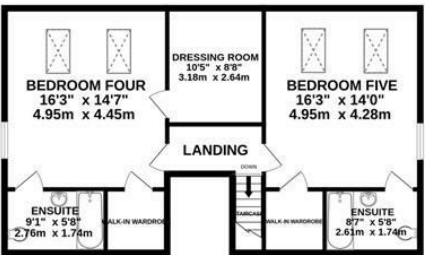
GROUND FLOOR
2752 sq.ft. (255.7 sq.m.) approx.



1ST FLOOR
1343 sq.ft. (124.8 sq.m.) approx.



2ND FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 4872 sq.ft. (452.6 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		
	82	84
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	

