



Weavers Brow, Heath Charnock, Chorley

Offers Over £499,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three bedroom stone-built home set within the highly sought-after area of Chorley. Blending charming character with modern amenities and high-quality fixtures and fittings throughout, this property offers an ideal family home ready to move straight into with its NO CHAIN position. Chorley provides a wealth of local amenities including well-regarded schools, supermarkets, cafés and leisure facilities, with the nearby Chorley town centre offering additional shopping and dining options. Excellent travel links are close by, including Chorley and Buckshaw Parkway train stations with direct routes to Manchester and Preston, regular bus routes, and convenient access to the M61, M6 and M65 motorways, making commuting across the North West simple. The surrounding countryside, including the West Pennine Moors and Rivington, also provides fantastic outdoor walks and family days out.

Entering the home, you are welcomed through the vestibule where the convenient WC is located, leading directly into the inviting reception hall. To the front sits the spacious lounge, a warm and relaxing space featuring a striking floor-to-ceiling window that floods the room with natural light, alongside a charming log burner that creates a cosy focal point. From here, French doors open into the spectacular open plan kitchen, breakfast and dining area. This impressive space is bathed in light from the pitched roof and complemented by exposed wooden ceiling beams, creating a wonderful blend of character and contemporary design. The sizeable kitchen offers a range of integrated appliances, a central island with breakfast bar, and generous space for a large dining table or comfortable seating area, all while enjoying lovely views across the garden.

To the first floor are three well-proportioned double bedrooms, ideal for growing families. The master bedroom and bedroom three both benefit from fitted wardrobes, with the master further enhanced by a modern three-piece en-suite shower room. Completing the first floor is the bespoke family bathroom, fitted with a luxurious four-piece suite and a unique round window that frames delightful views towards Winter Hill.

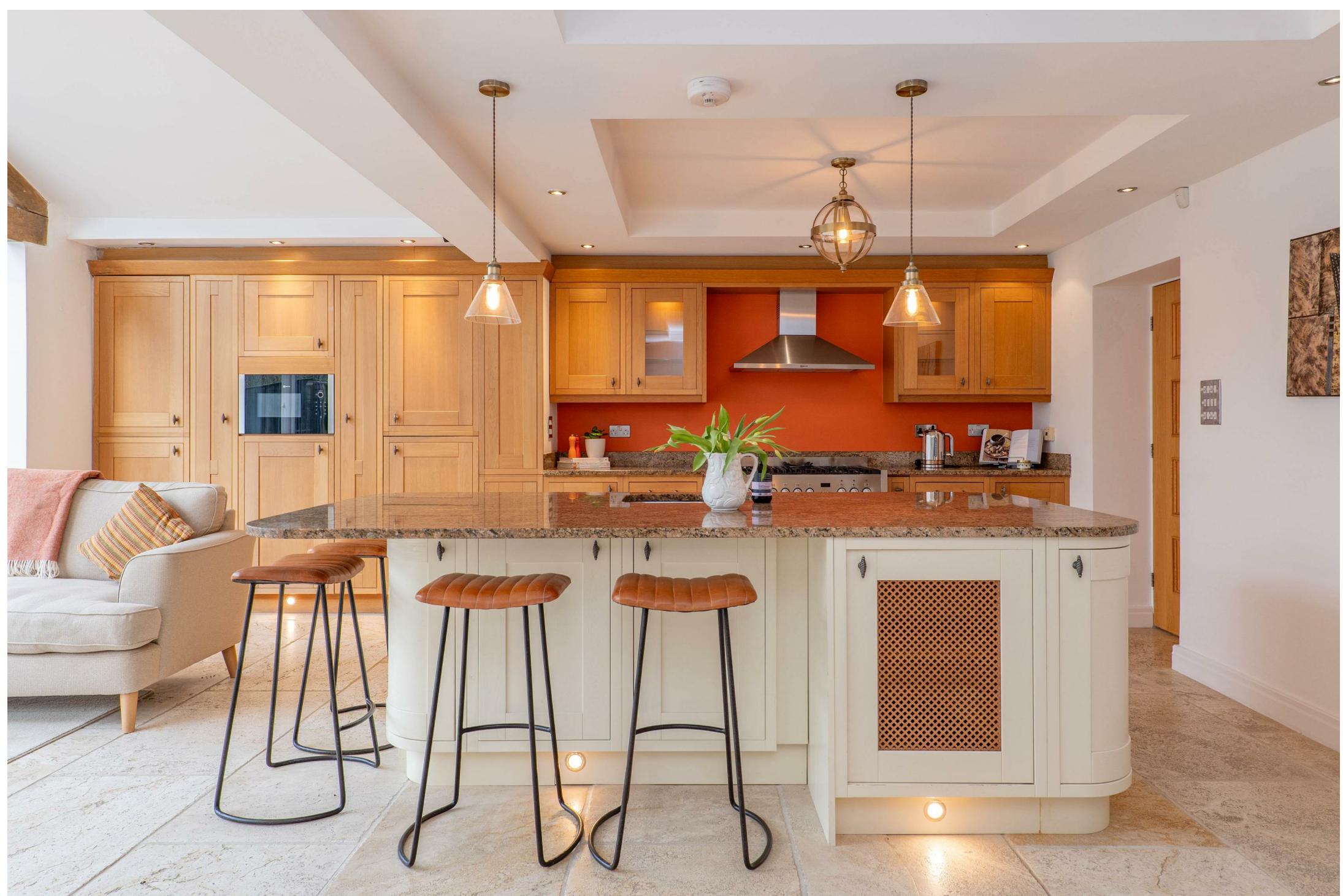
Externally, the home continues to impress. To the front is a gated driveway providing off-road parking for up to four vehicles, leading to a charming flagged front yard enclosed by a stone wall. The rear garden is a truly picturesque and secluded outdoor retreat, beginning with a seating area directly off the home that steps down into a stunning Japanese-inspired garden featuring an ornate circular water feature. At the far end of the garden sits a versatile summer house alongside a useful garden store, offering excellent additional space for hobbies, work or relaxation.

This exceptional home perfectly balances character, comfort and modern family living in a superb Chorley location.

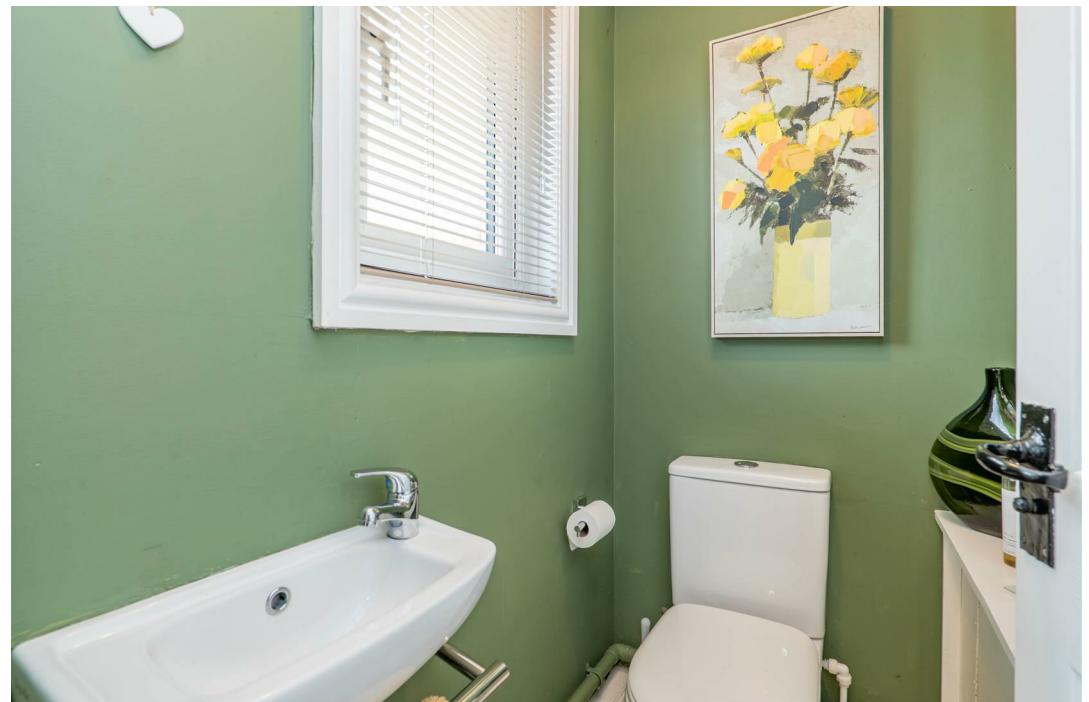


















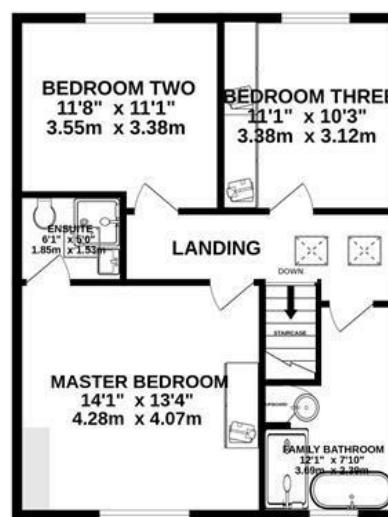


BEN ROSE

GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



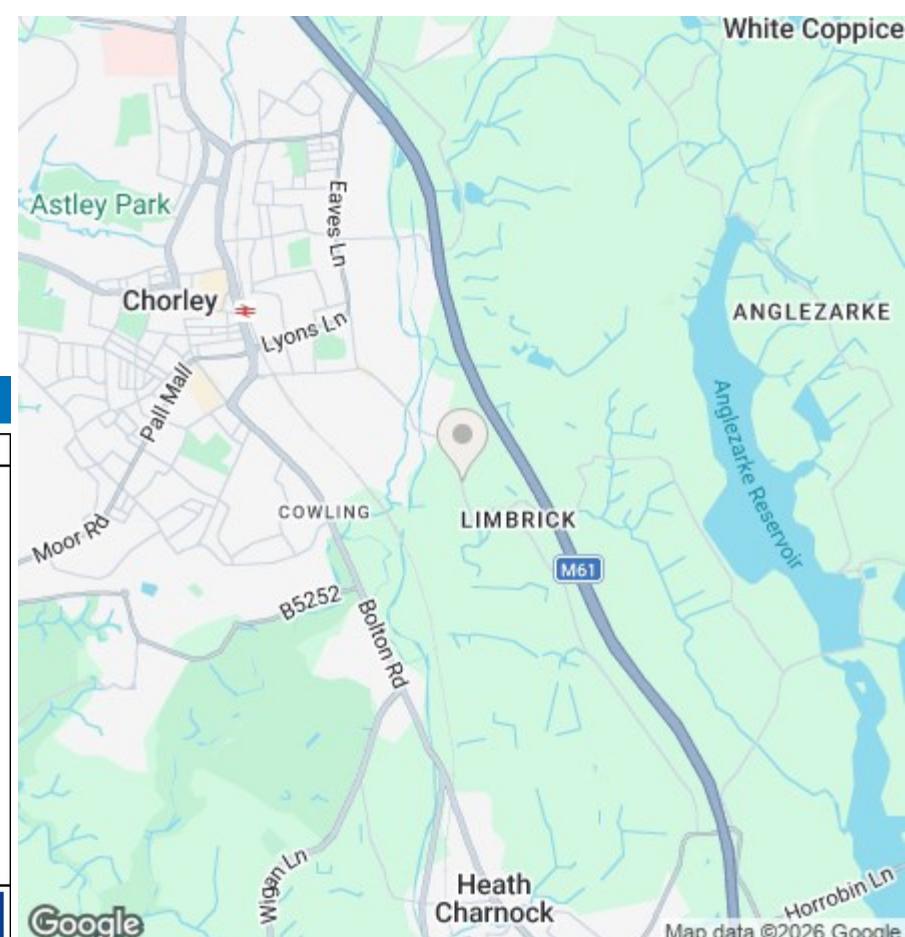
1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1672 sq.ft. (155.3 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 is given 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	