



Sandy Lane, Brindle, Chorley

Offers Over £799,995

Ben Rose Estate Agents are pleased to present to market this truly enchanting five-bedroom detached cottage, nestled in the heart of Brindle – one of Lancashire's most sought-after countryside villages. Steeped in charm and character, this beautiful family home boasts an abundance of original features including exposed ceiling beams, solid wood and stone flooring, and traditional stonework, all thoughtfully preserved to offer timeless appeal. Set against a backdrop of rolling fields and rural serenity, the property provides an idyllic lifestyle while remaining conveniently close to key transport links. Chorley, Blackburn, and Preston are all within easy reach, with the M6 and M61 motorways just a short drive away, ensuring excellent commuter access. The nearby towns offer a variety of local shops, outstanding schools, parks, and leisure facilities, while the surrounding countryside provides endless walking routes and outdoor activities ideal for growing families.

Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the warmth and character found throughout. The heart of the home is the sitting room, where original stone flooring and exposed beams evoke a cosy and inviting atmosphere, while the feature staircase gently draws your eye upwards. Moving into the spacious lounge, you'll find an elegant yet comfortable setting with ample room for a family-sized dining table. Dual aspect windows flood the room with natural light and provide charming views of the surrounding greenery. A striking stone fireplace with a log-burning stove and integrated surround sound speakers adds a luxurious touch to this superb entertaining space. A door then opens into the rear conservatory – a perfect place to relax and enjoy the changing seasons from the comfort of your home. The kitchen is beautifully appointed with a range of integrated appliances and flows seamlessly into a generous utility room that doubles as a secondary dining area. A conveniently placed WC is found here, along with internal access to the garage and direct access out to the rear garden.

Upstairs, the first floor continues to impress with five well-proportioned double bedrooms, each offering uninterrupted views across the surrounding countryside – a rare and tranquil feature. The master bedroom is a standout, boasting bespoke fitted wardrobes that cleverly conceal access to a four-piece en-suite bathroom, all while retaining its aesthetic. This elegant retreat also benefits from integrated surround sound speakers, adding to the sense of refinement. Bedroom two enjoys its own private en-suite, ideal for guests or older children seeking privacy, while the remaining three bedrooms are all generously sized and served by a contemporary four-piece family bathroom – finished to a high standard.

Externally, this home continues to deliver with a charming carriage-style driveway providing parking for up to four vehicles, leading to a double integrated garage offering further storage or parking options. To the rear, a secluded and beautifully maintained garden awaits – featuring a spacious lawn, seating areas for al fresco dining, and uninterrupted views over adjacent farmers' fields that stretch as far as the eye can see. Ideal for both relaxing and entertaining, this outdoor space perfectly complements the lifestyle this exceptional home affords.

Offering a unique blend of countryside charm, characterful living, and modern conveniences, this is a rare opportunity to acquire a truly special family home in a desirable rural setting.



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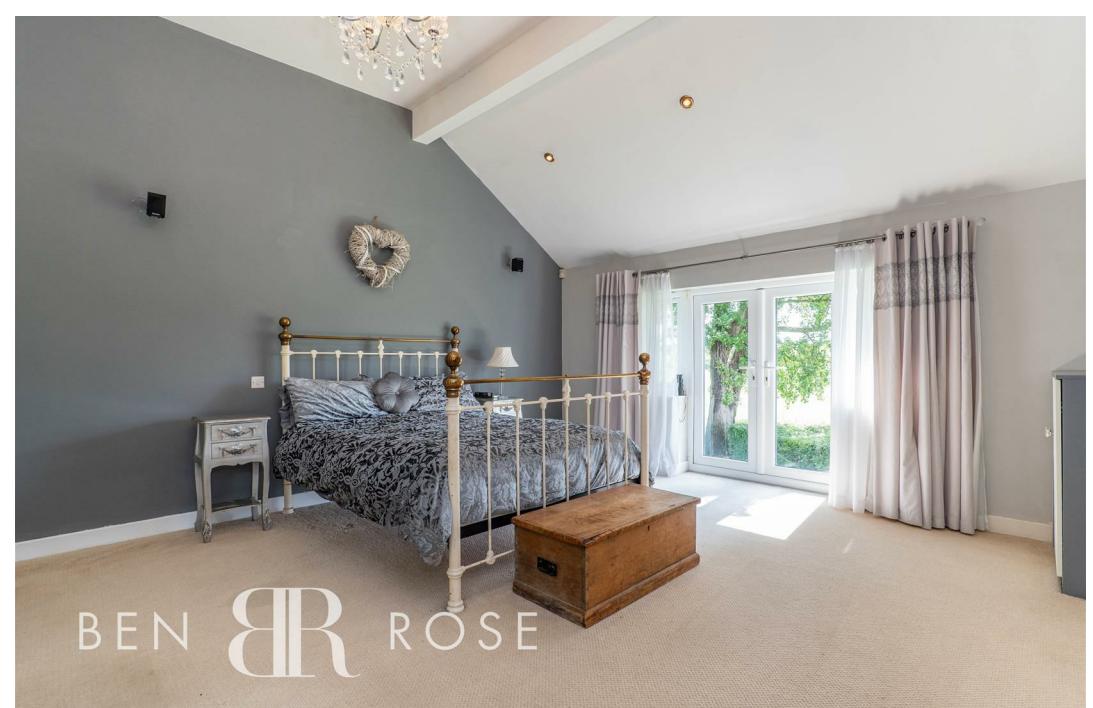
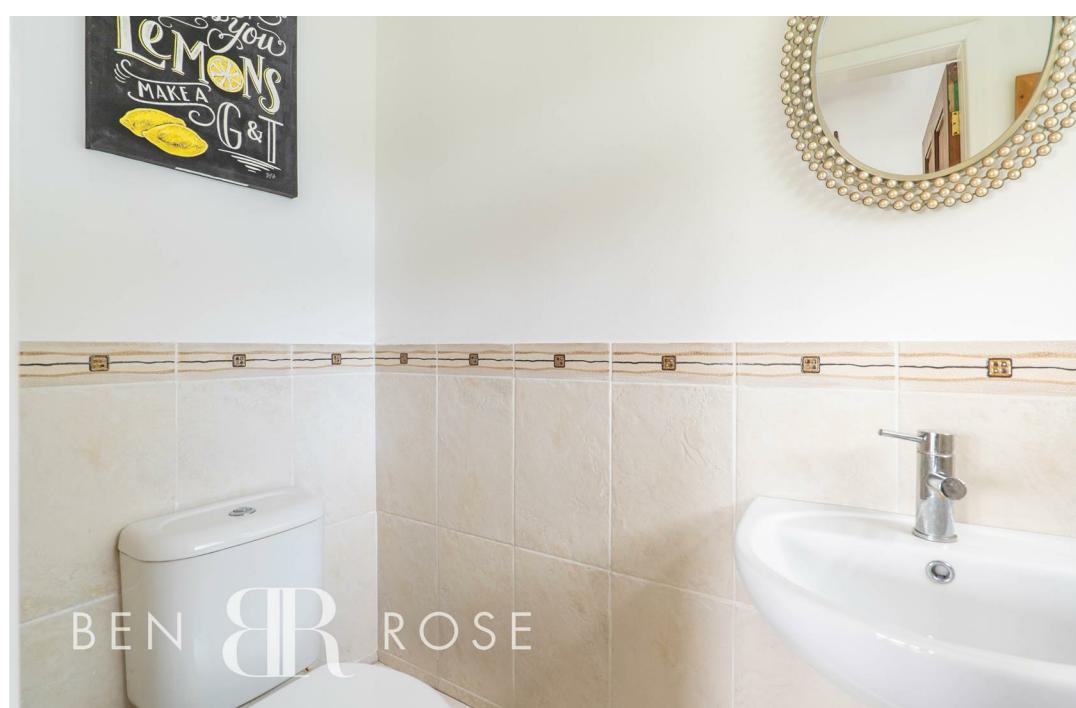


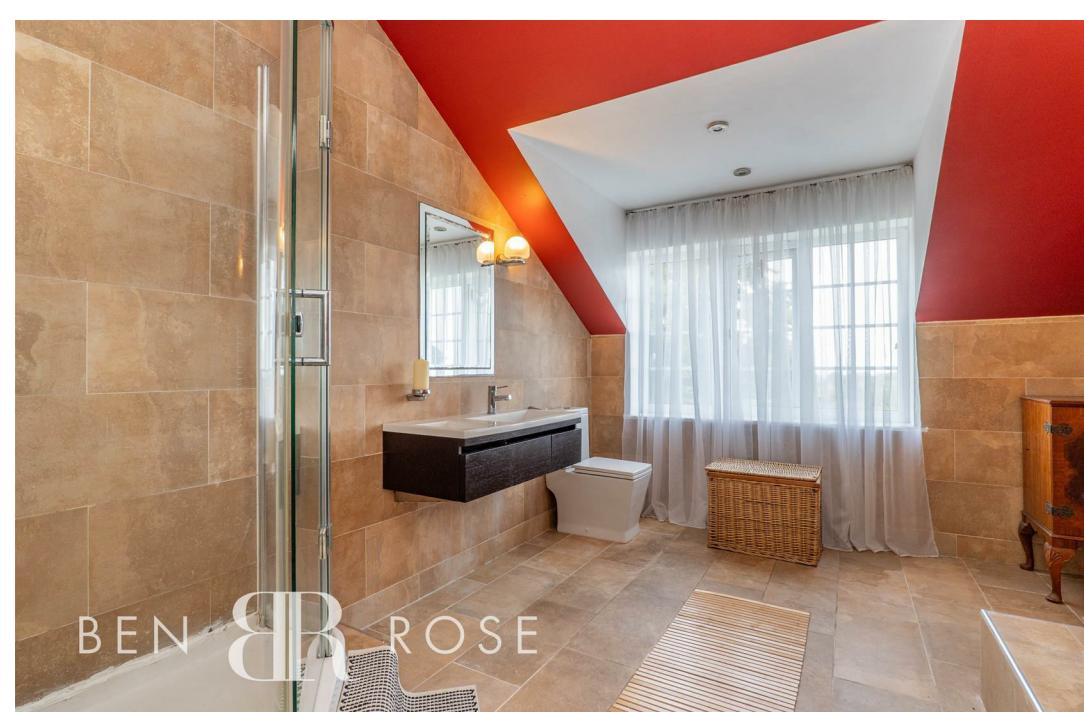
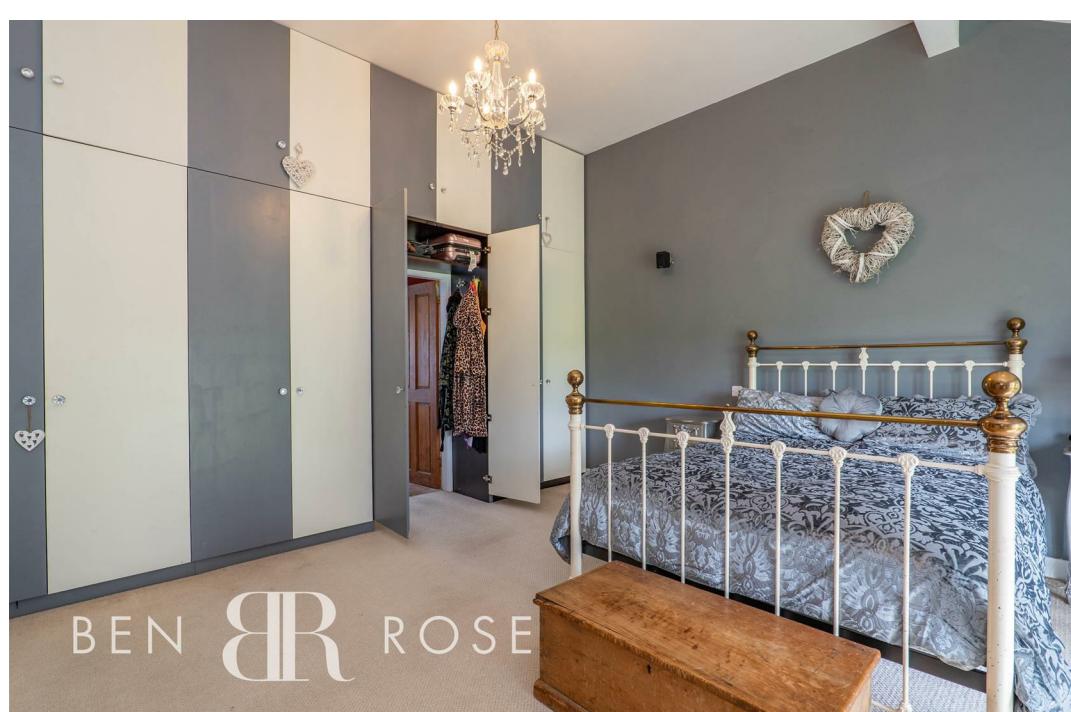
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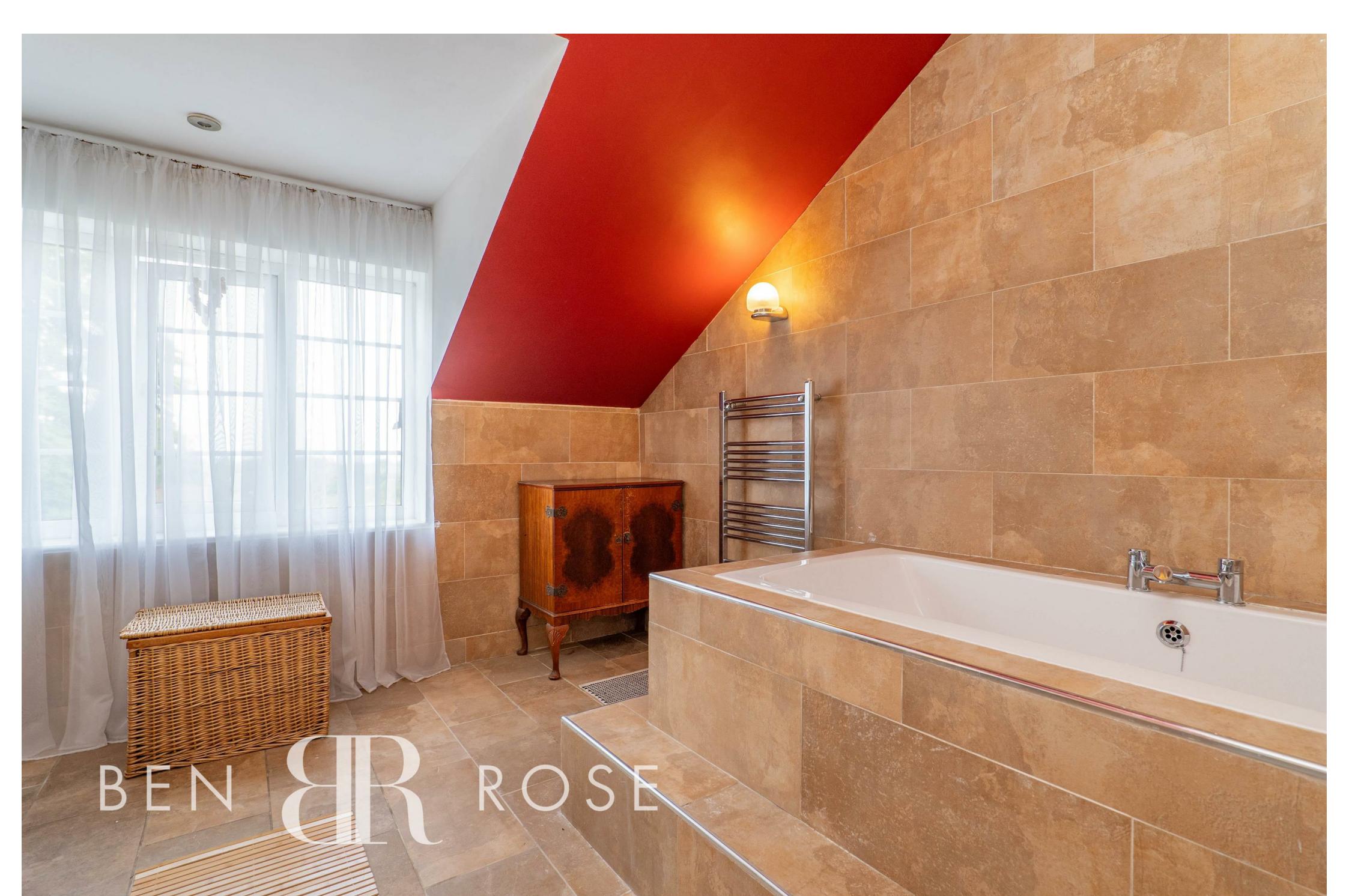












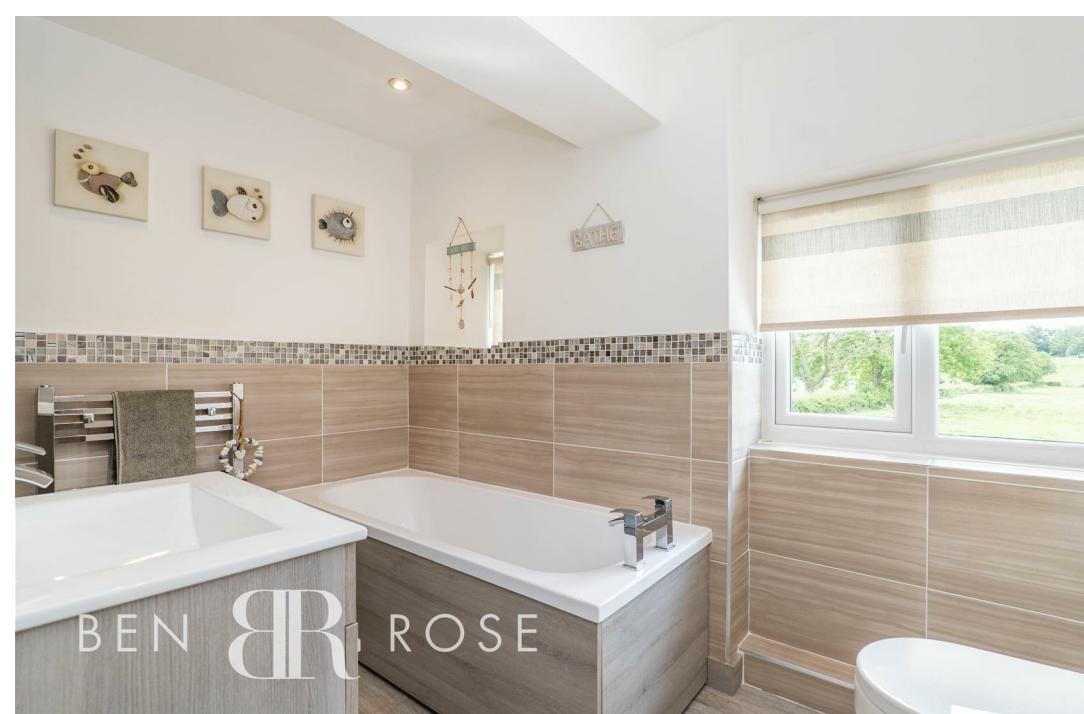
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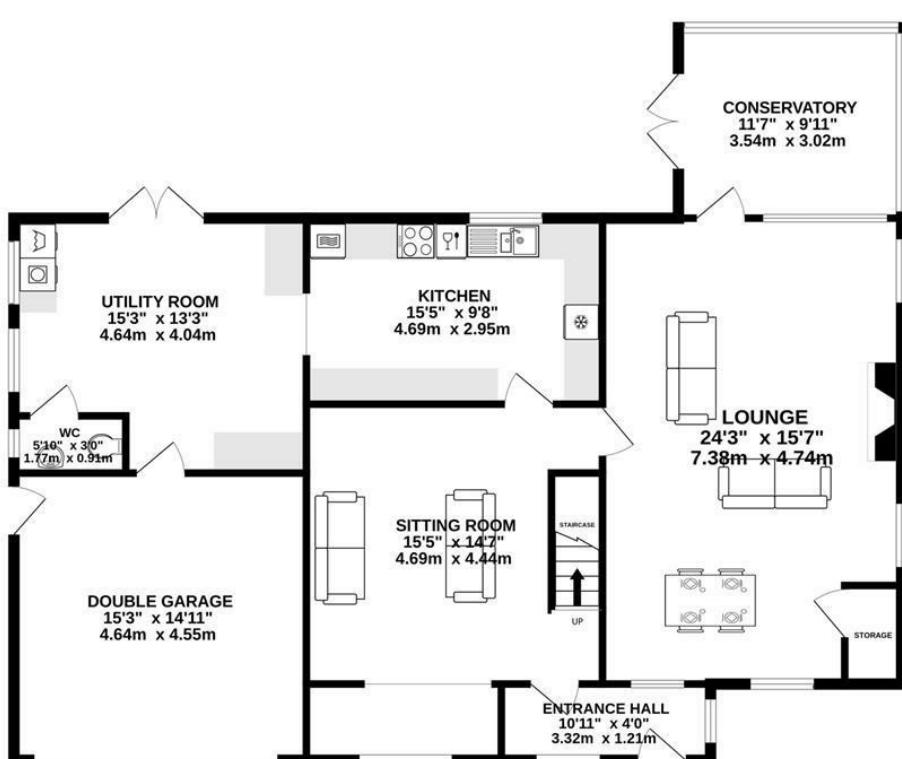


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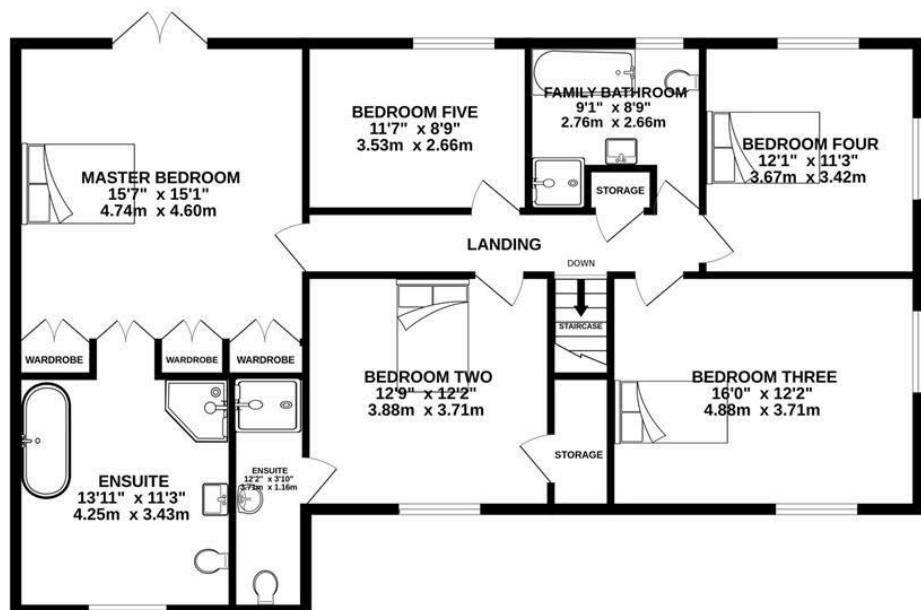


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GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
1217 sq.ft. (113.0 sq.m.) approx.



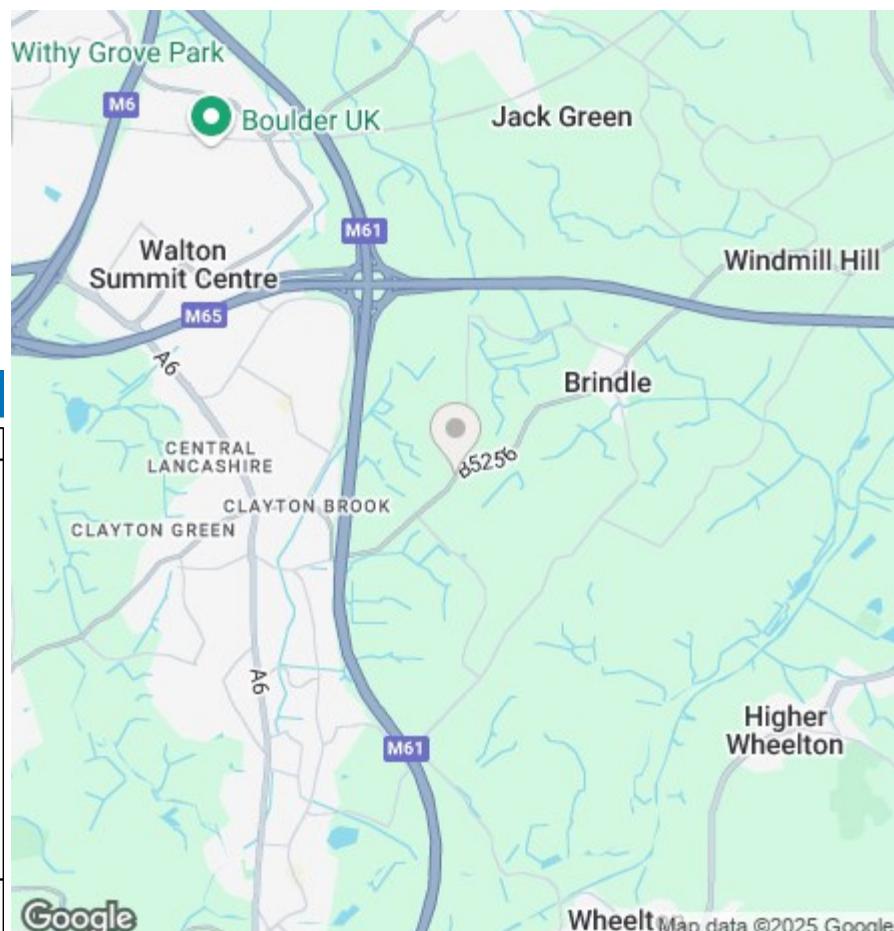
TOTAL FLOOR AREA: 2587 sq.ft. (240.3 sq.m.) approx.

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 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		88
(81-91) B		
(69-80) C	69	
(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	