



Lodge Bank, Brinscall, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this spacious detached home, occupying a desirable elevated position in the highly sought-after village of Brinscall. Set back from the road and enjoying stunning countryside views from the raised front patio, this property presents an exciting opportunity for buyers looking to modernise and create a truly special home tailored to their own taste. Offering generous living accommodation and huge potential throughout, it is ideally suited to couples or those looking to downsize without compromising on space. Brinscall is renowned for its welcoming village atmosphere, beautiful surrounding countryside and an abundance of scenic walks, making it perfect for those seeking a peaceful yet well-connected lifestyle. The village benefits from a selection of local shops, schools and eateries, whilst nearby Chorley provides a wider range of retail, leisure and everyday amenities. Excellent transport links are also close by, including regular bus services, easy access to the M65 and M61 motorways, and convenient rail connections from nearby Chorley for commuters travelling further afield.

Stepping through the entrance porch, you are welcomed into a generous dining room that forms the heart of the home, complete with stairs to the first floor, a convenient ground floor WC and sliding doors opening into the conservatory. A doorway leads into the spacious and light-filled lounge, positioned at the front of the property to make the most of the elevated outlook. The lounge also provides access to the fitted kitchen, which is equipped with a gas hob and includes space for a washing machine and dishwasher. The kitchen flows into the conservatory, a delightful space overlooking the rear garden, with French doors providing direct access outside.

The first floor offers three well-proportioned double bedrooms, making the home ideal for couples seeking additional guest accommodation or hobby space. The impressive principal bedroom en

Externally, the property features a generous front garden with mature planting, alongside a driveway providing off-road parking for two vehicles and access to the double garage. Steps to the side of the garage lead to a superb raised front patio, perfectly positioned to enjoy panoramic countryside views. To the rear, the garden is predominantly paved for ease of maintenance, complemented by a raised seating area, a small lawn, mature shrubs, hedging and enclosed fencing. An access road runs behind the property, offering the potential to create a rear access gate if desired. Offering an enviable setting, substantial potential and breathtaking views, this is a rare opportunity to create a truly exceptional home.















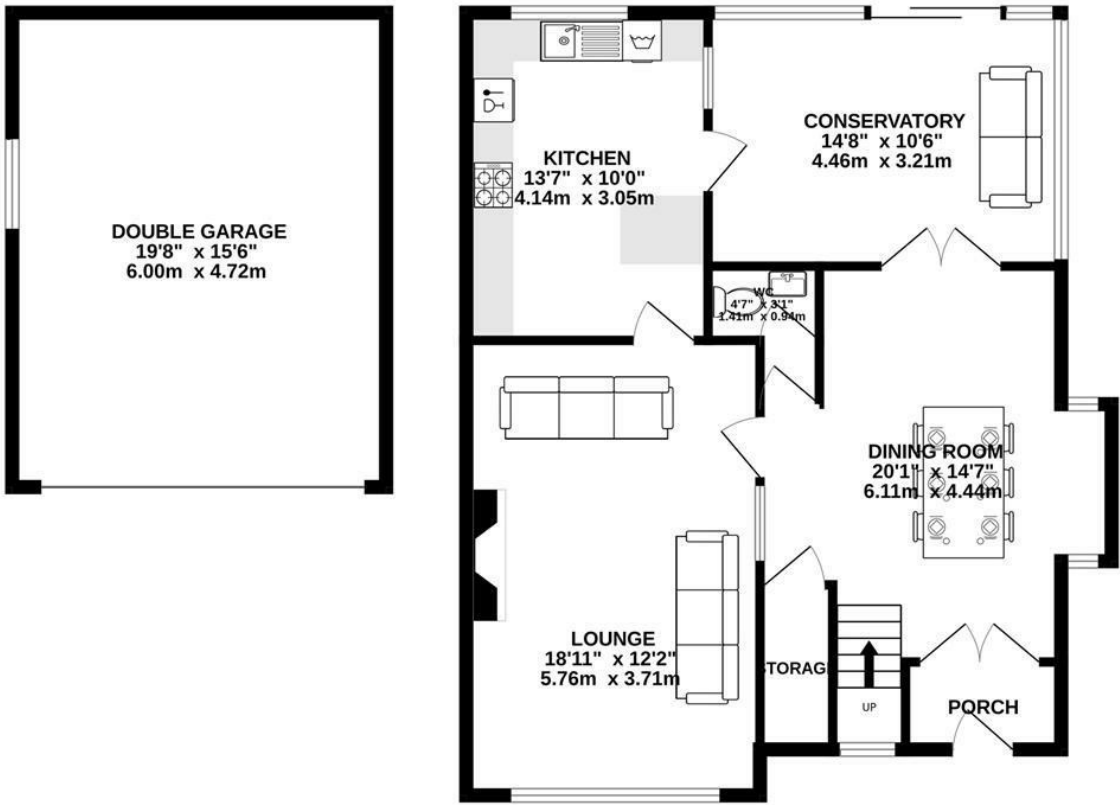




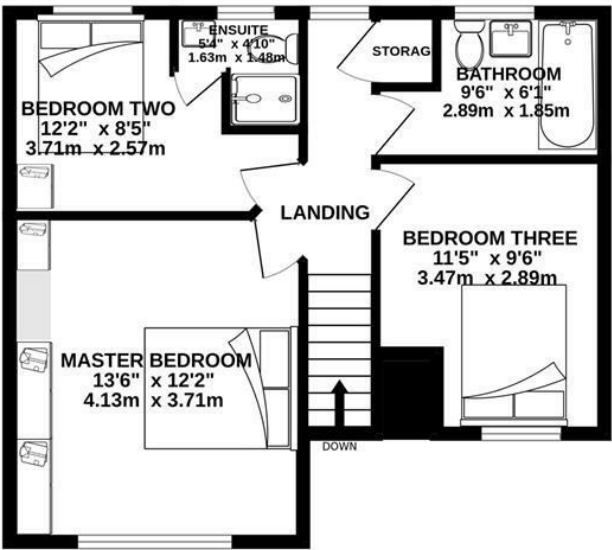


BEN ROSE

GROUND FLOOR
1089 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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) 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	

