



**Sheep Hill Lane, Clayton-Le-Woods, Chorley**

**Offers Over £339,995**

Ben Rose Estate Agents are pleased to present to market this charming and beautifully presented three-bedroom mid-terrace cottage, situated within the highly desirable area of Clayton-Le-Woods, Chorley. Full of character and many original features, this unique home offers spacious accommodation arranged across three floors, perfectly blending traditional cottage charm with modern family living. Ideal for families looking for something with personality and versatility, the property enjoys a peaceful setting whilst remaining conveniently close to a range of local amenities including supermarkets, cafés, pubs, highly regarded schools and leisure facilities. Excellent travel links are also nearby, with easy access to the M61, M6 and M65 motorways, regular bus routes, and nearby train stations in Leyland and Chorley offering direct connections to Preston, Manchester and surrounding towns. Scenic countryside walks and local parks are also within easy reach, making this a fantastic location for both commuters and families alike.

Entering the home, you are welcomed into a vestibule which leads through to the generously sized lounge, a warm and inviting space centred around a charming log-burning stove that creates a cosy, homely atmosphere. Stairs lead to the first floor whilst the lounge flows through into a second reception room currently used as a family room, offering additional flexible living space. This room benefits from another attractive fireplace, further enhancing the cottage feel, whilst also providing access to the rear garden and stairs leading down to the converted basement level.

Heading downstairs, the basement has been thoughtfully converted to create a stunning cottage-style kitchen featuring shaker cabinetry, integrated appliances and a traditional range cooker that not only acts as a focal point but also provides additional warmth during the winter months. There is ample space for family dining, making this a fantastic entertaining area and true heart of the home. The kitchen also provides direct access to the garden and leads through to the third double bedroom, which benefits from windows to the front allowing natural light to flood in. This room further continues to a useful utility room and a modern shower en suite, creating an ideal guest suite or private living area. Moving up to the first floor, the landing gives access to two generously sized double bedrooms, both benefitting from built-in wardrobes and additional storage. Completing this floor is the stylish family bathroom, beautifully designed to complement the character and aesthetic of the home.

Externally, the property enjoys a peaceful position with a driveway to the front providing off-road parking, alongside the added convenience of a wall-mounted EV charger. To the rear, the south-facing garden is an excellent size and has been beautifully maintained, creating a real sun trap and offering a wonderful outdoor space for both relaxing and entertaining. A paved patio area provides the perfect setting for outdoor furniture, whilst the well-kept lawn leads to a raised decked seating area ideal for enjoying the warmer months. The garden is further enhanced by multiple flower beds and a large garden shed for additional storage. Combining character, versatile living space and a sought-after location, this exceptional cottage presents a rare opportunity for families seeking a truly distinctive home ready to move straight into.















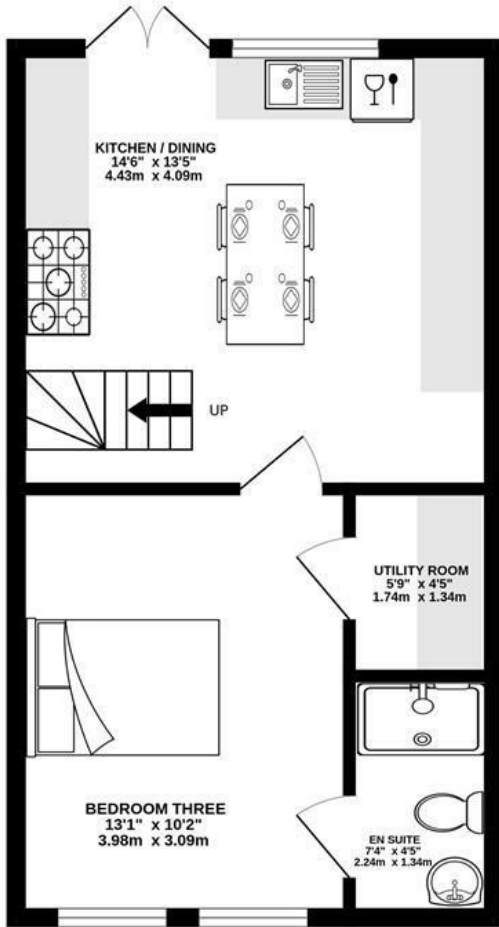




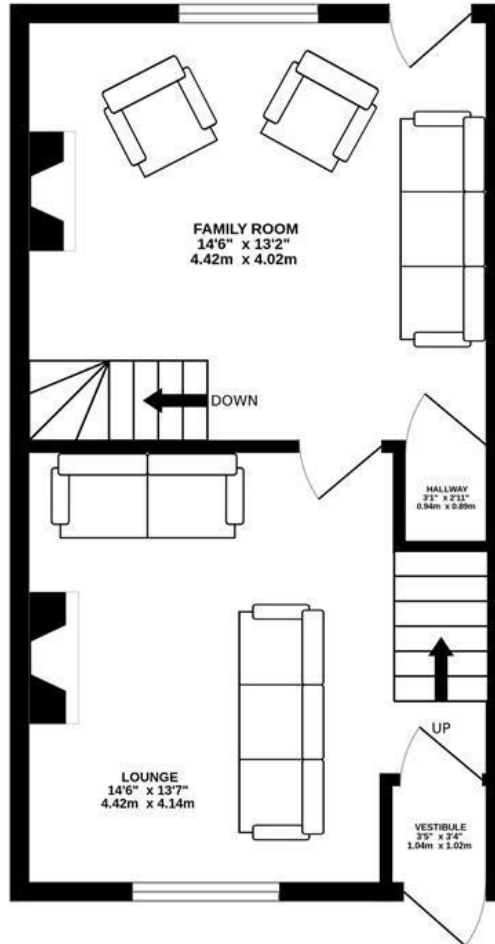


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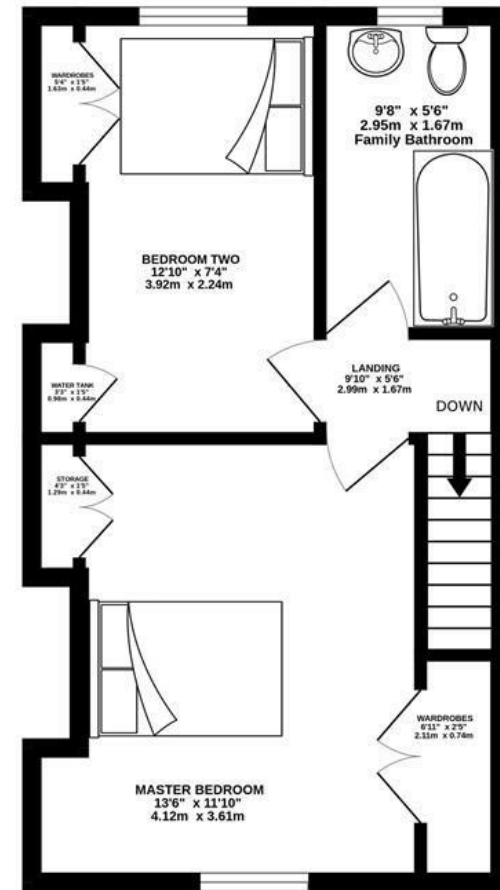
**BASEMENT**  
385 sq.ft. (35.8 sq.m.) approx.



**GROUND FLOOR**  
377 sq.ft. (35.0 sq.m.) approx.



**1ST FLOOR**  
363 sq.ft. (33.7 sq.m.) approx.

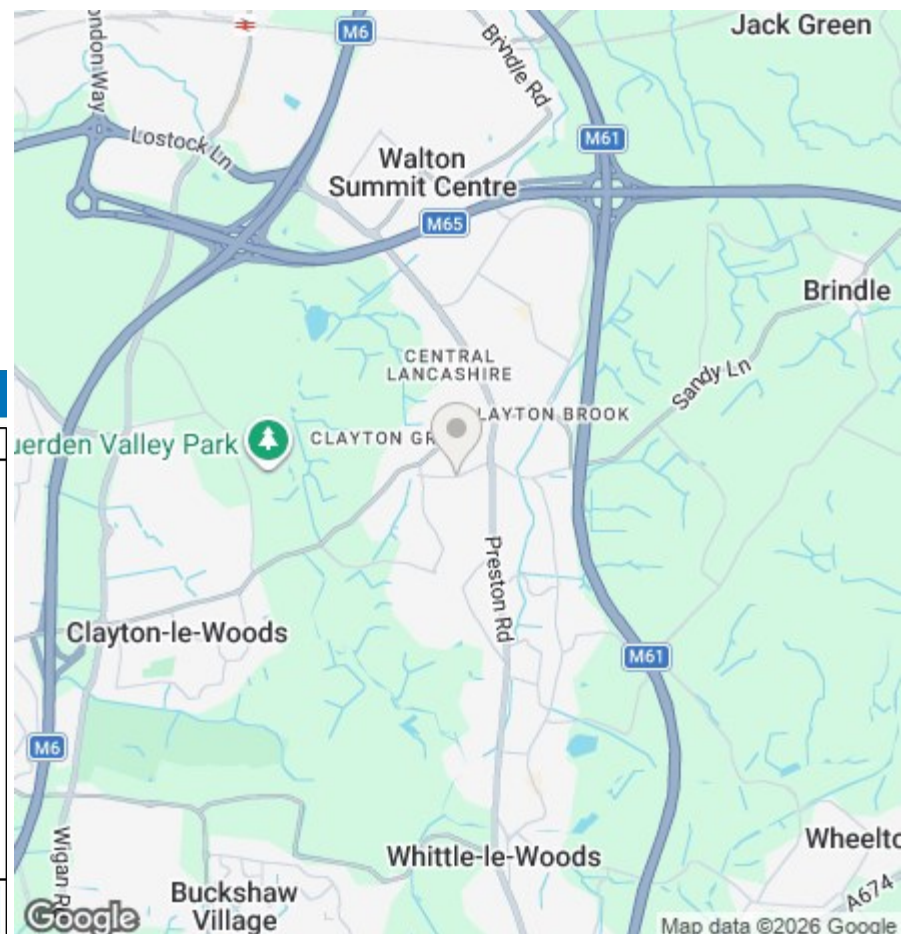


**TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.**

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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>70</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		