



## Jenny Lane, Higher Wheelton, Chorley

**Offers Over £429,995**

Ben Rose Estate Agents are pleased to present to market this charming, two-bedroom semi-detached cottage, steeped in history and brimming with character, nestled in the picturesque village of Higher Wheelton. Built circa 1669, this delightful home seamlessly blends traditional features with modern convenience, making it an ideal retreat for buyers seeking a unique and tranquil setting. The property is beautifully positioned within the heart of the village, with a scenic brook meandering through the grounds and a picturesque bridge adding to its idyllic charm. Despite its peaceful surroundings, Wheelton is well-connected, offering easy access to nearby towns such as Chorley and Leyland. Excellent transport links include convenient bus routes, Chorley train station just a short drive away, and swift connections to the M61 and M65 motorways, making it an ideal location for commuters. The village itself boasts local shops, countryside pubs, and scenic walking routes, perfect for those who enjoy outdoor pursuits.

Stepping inside, you are welcomed into a bright entrance hall, with a convenient WC located towards the end. The ground floor unfolds into a spacious lounge/diner that spans most of the floor's footprint, offering a wonderfully inviting space. The lounge area exudes warmth with its dual-aspect windows that fill the room with natural light, feature stone walls, and a striking stone fireplace that serves as a cosy focal point. The dining area is equally charming, with French doors that open directly onto the garden, creating a seamless indoor-outdoor flow. For added convenience, there is also under stair storage located just off the dining area and lounge. The kitchen continues the country-style theme, fitted with traditional cabinetry and integrated appliances, including a dishwasher, fridge/freezer, and oven. An additional vestibule provides access to the driveway, ensuring practicality alongside its rustic charm.

Ascending to the first floor, you will find two well-proportioned double bedrooms. The master bedroom offers ample space, allowing for a potential dressing area, while the second bedroom benefits from fitted wardrobes, maximising storage. The shower room serves both bedrooms, fitted with modern fixtures while maintaining the cottage's character.

Externally, this home offers a truly special setting. A gated driveway provides parking for up to five cars, positioned alongside the tranquil brook, with the charming bridge adding to the property's unique appeal. A front garden further enhances the kerb appeal, offering a welcoming first impression. To the rear, a secluded garden awaits, featuring a dedicated seating area and a separate lawn, all enclosed by mature hedging for added privacy. This outdoor space provides a serene retreat, perfect for enjoying the peaceful surroundings.

With its rich history, traditional features, and beautiful setting, this enchanting cottage is a rare find, offering both character and convenience in a sought-after village location.

















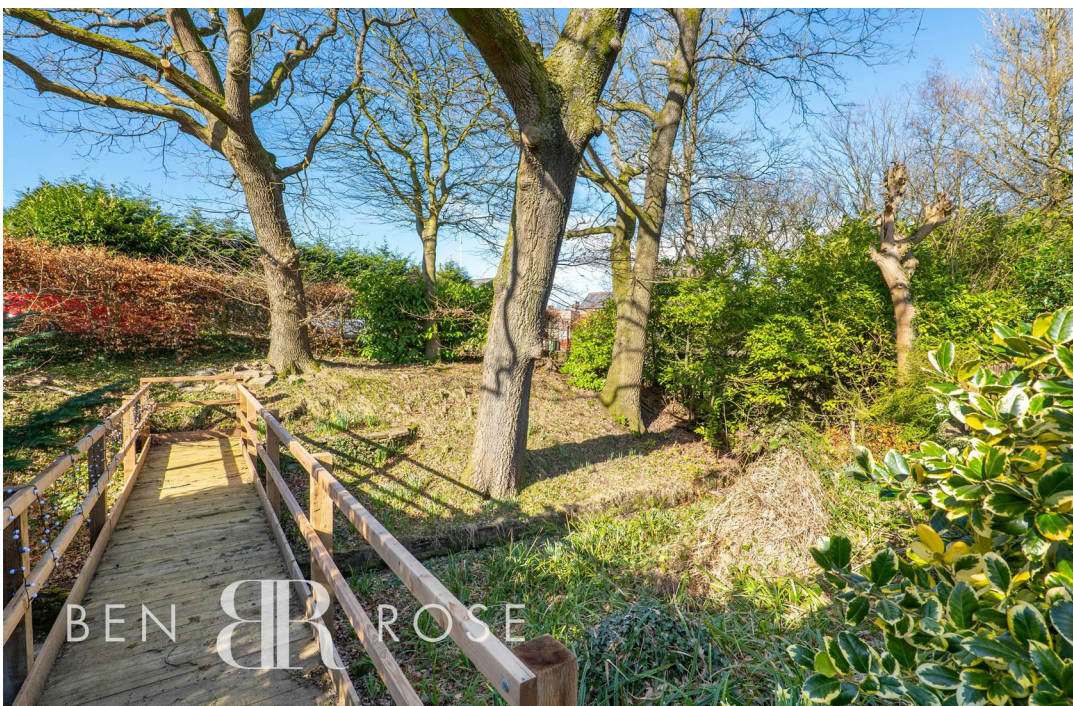




















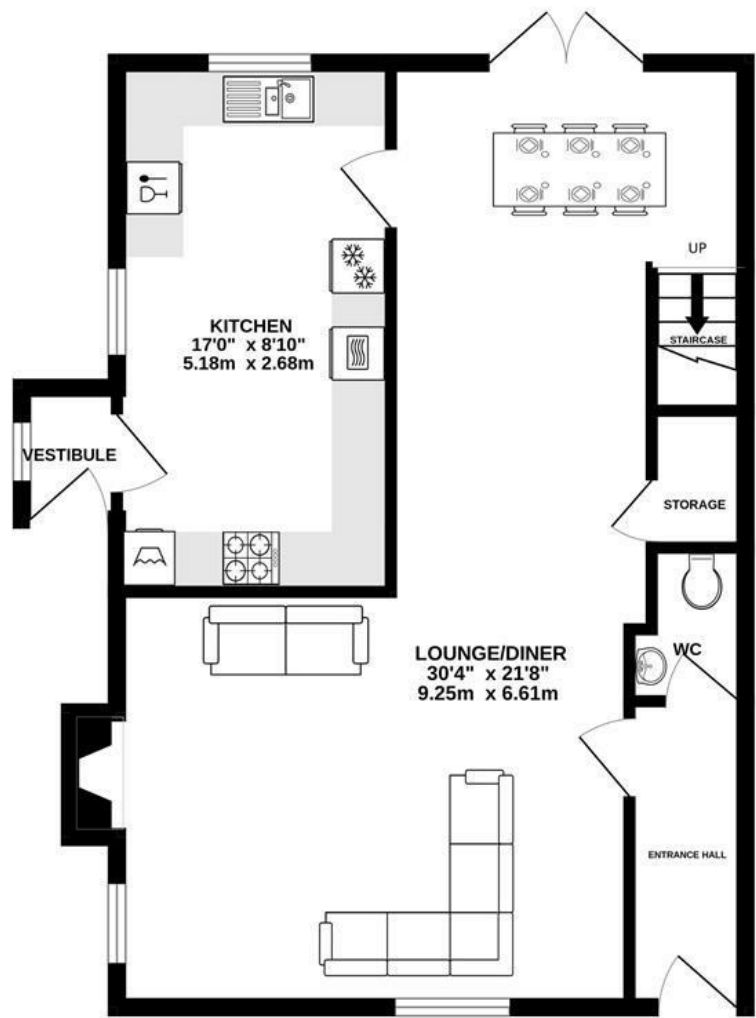




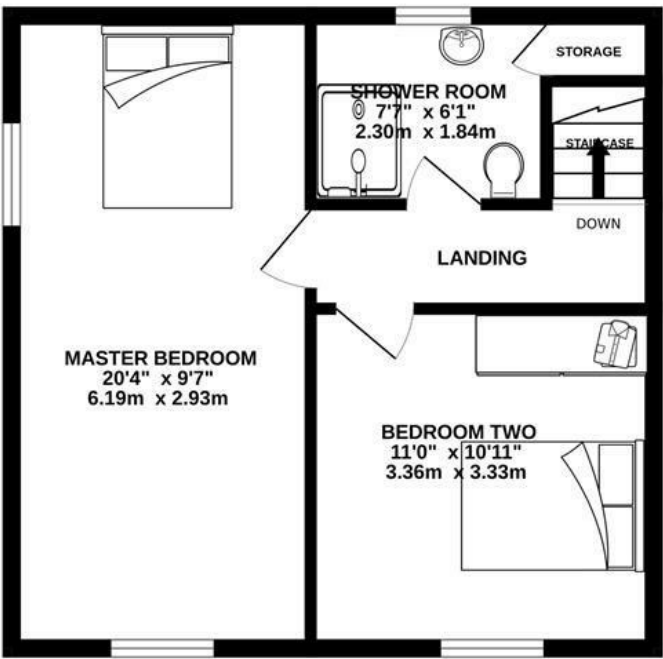


# BEN ROSE

GROUND FLOOR  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.0 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		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

