



Bogburn Lane, Coppull, Chorley

Offers Over £549,995

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom, semi-detached stone barn conversion set on a generous and secluded plot in the highly sought-after village of Coppull. Bursting with charm and character, this stunning home blends traditional features with modern comforts and enjoys breath-taking countryside views to the rear, creating a truly idyllic family home. Coppull offers a peaceful semi-rural lifestyle whilst still being within easy reach of Chorley, Leyland and Preston, where you will find an excellent range of shops, supermarkets, restaurants and leisure facilities. Families will appreciate the well-regarded local schools, scenic countryside walks and nearby attractions such as Rivington and Yarrow Valley Country Park. Commuters benefit from superb transport links including nearby train stations in Chorley and Euxton Balshaw Lane, excellent bus routes and easy access to the M61, M6 and M65 motorways.

Entering through the front door, you are welcomed into a bright and inviting reception hall with the staircase positioned just off. To the rear of the home sits the cosy lounge, a truly relaxing space featuring a beautiful log burner and a window that perfectly frames the stunning garden and far-reaching countryside views, alongside a door providing direct access outside. Also located on the ground floor is the spacious dining room, complete with a feature fireplace and offering versatility for formal dining, entertaining or family gatherings. The modern kitchen/breakfast room is generously sized and perfectly in keeping with the countryside aesthetic, boasting a range of integrated appliances and a central island with breakfast bar seating for two, creating a sociable hub of the home.

Moving to the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom is particularly charming, showcasing original wooden ceiling beams that date back over 100 years and offering incredible rear views across the surrounding countryside. Completing the first floor is a modern three-piece family bathroom, which also benefits from useful access to eaves storage.

Externally, the property enjoys an exceptional outdoor setting. To the front is a sizeable driveway providing parking for up to six cars and leading to a detached stone garage. An outdoor office with power and lighting is also located here, ideal for those working from home, running a business or seeking a private gym space. The grounds continue with a separate side garden featuring a chicken coop and greenhouse. To the rear, the garden truly comes into its own, boasting spectacular views towards Winter Hill and Rivington Pike. A large lawn stretches towards an idyllic pond, while a raised seating area provides the perfect place to relax and take in the scenery alongside a charming garden room complete with a log burner.

This is a rare opportunity to acquire a secluded countryside home that perfectly balances character, space and modern family living.

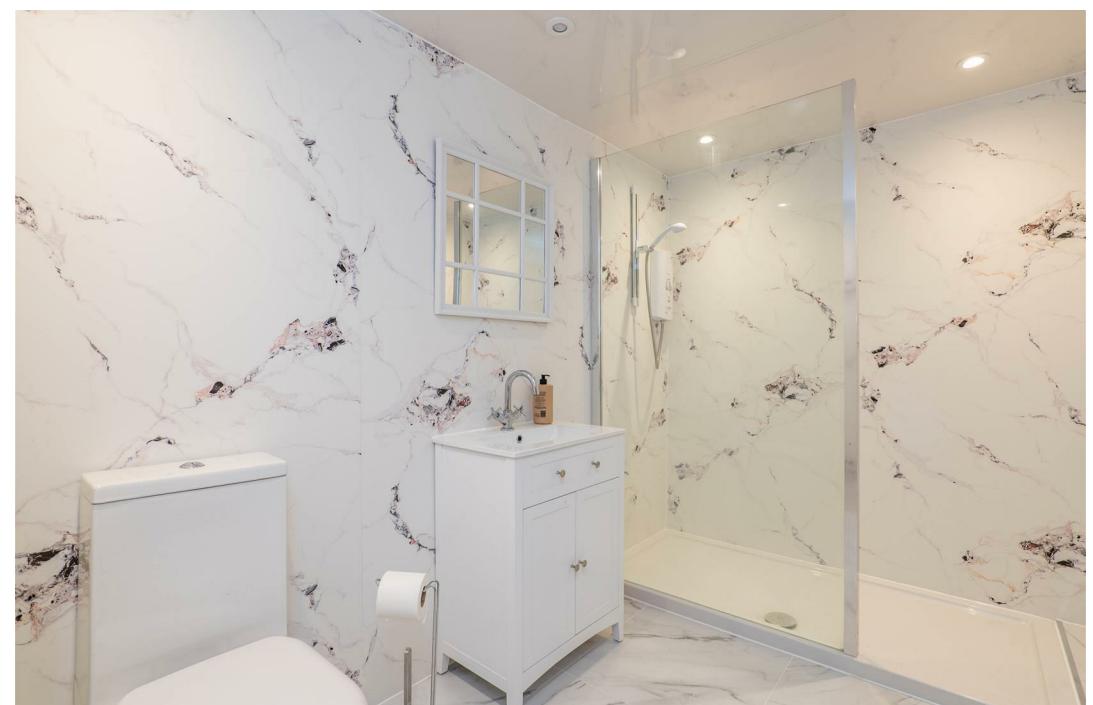








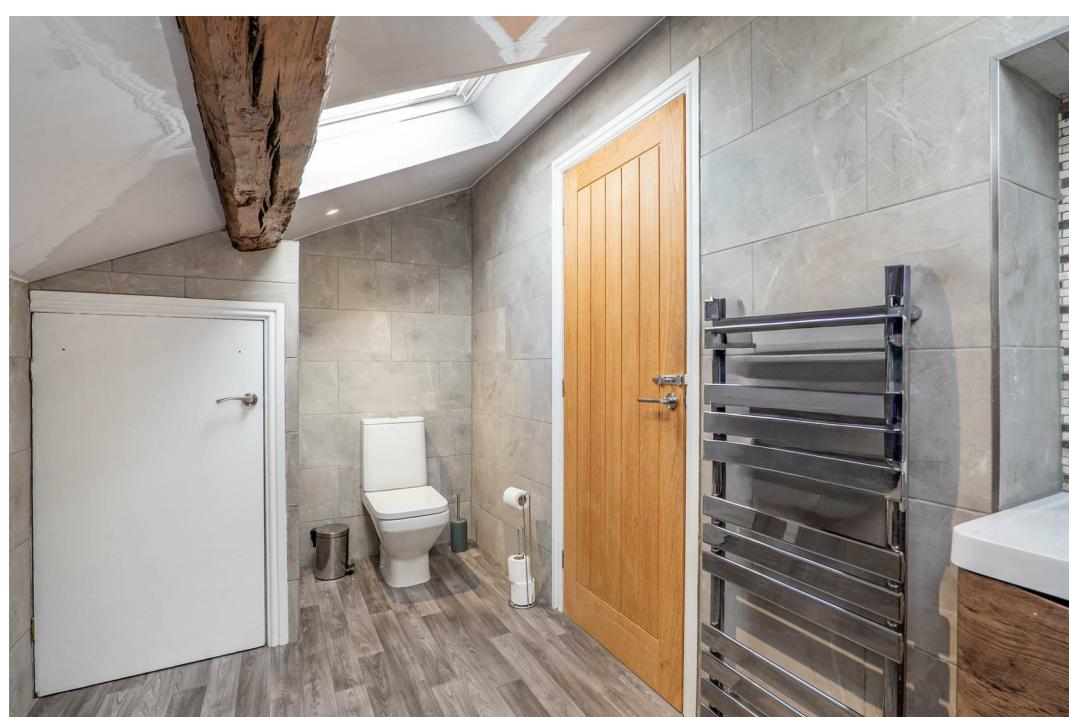
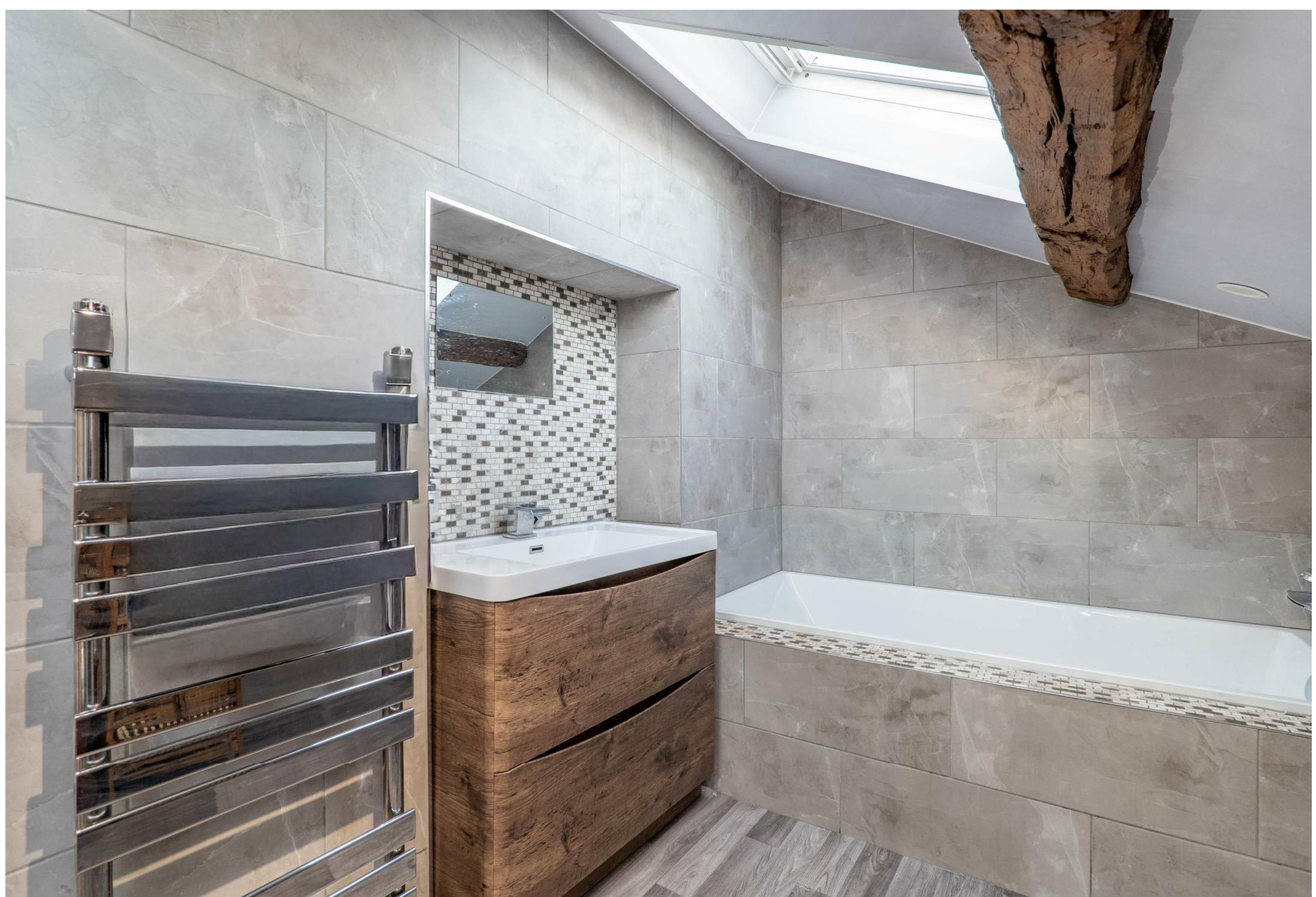












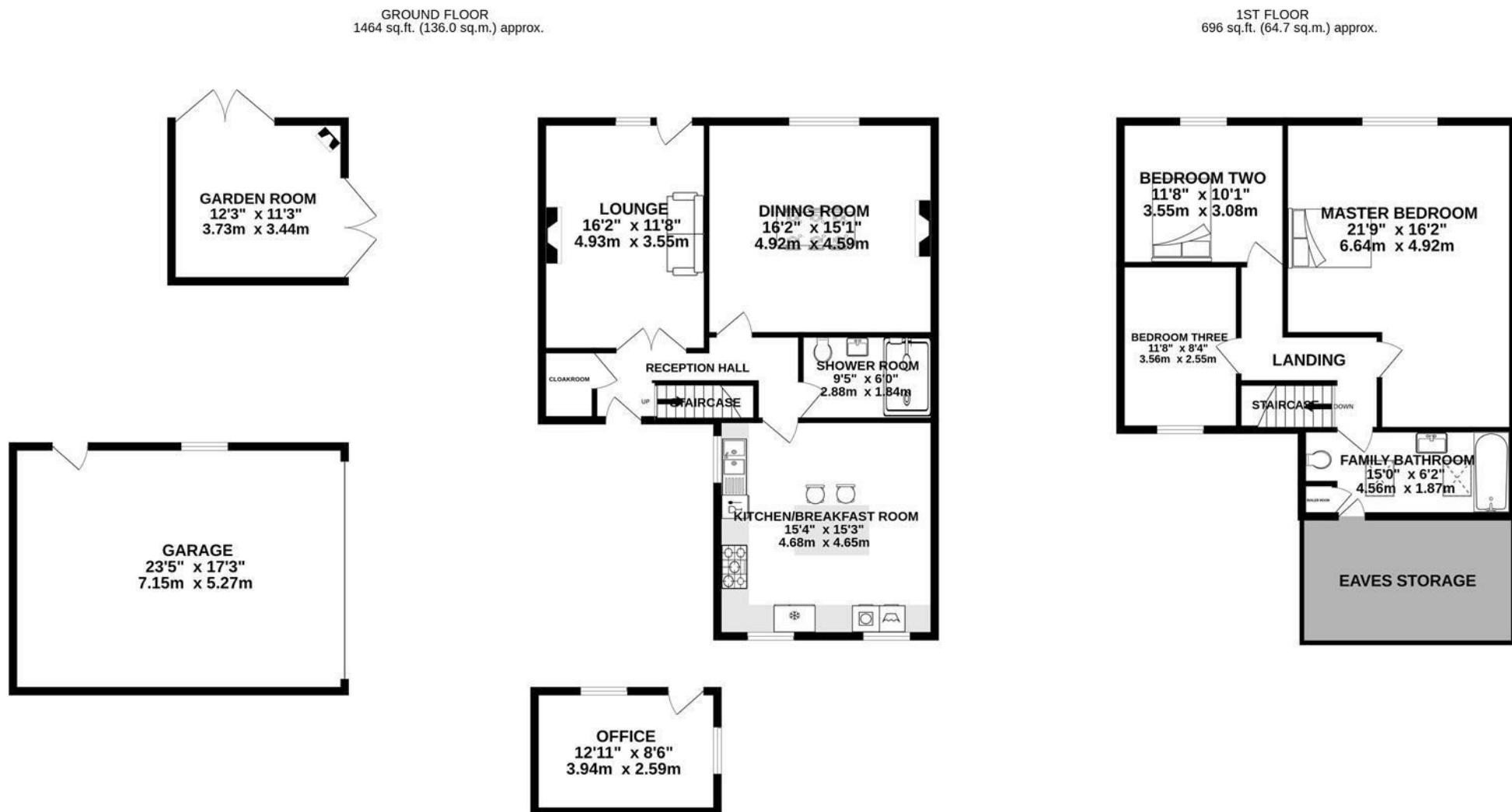








BEN ROSE



TOTAL FLOOR AREA : 2160 sq.ft. (200.7 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	
(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	

