



Hoggs Lane, Chorley

Offers Over £599,995

Ben Rose Estate Agents are pleased to present to market this truly unique and spacious five-bedroom detached property, located in a mostly unnoticed and serene area of Chorley, Lancashire. Nestled down a private lane, this charming stone-built home offers a secluded lifestyle, perfect for families or for multi-generational living. With a stunning setting that backs onto the scenic Leeds Liverpool Canal, this residence combines rural tranquility with convenient access to nearby amenities and travel links. Chorley town centre is just a short drive away, offering excellent transport options, including train and bus links, as well as easy access to the M6 and M61 motorways for journeys further afield.

The main entrance to the home is on the first floor via a balcony walkway. Upon entering, you are welcomed by a spacious hallway that connects both sides of the property. To the left, the expansive main lounge provides an inviting atmosphere with its tall ceilings, zoned seating areas, and a cozy log burner with an adjacent log store. Steps leading up to a mezzanine makes for the perfect vantage point to overlook the lounge that is perfect for cosy winter nights or even as a large social space for friends and family. This floor also hosts a striking, bespoke solid oak kitchen, with its curved walls and units that flow naturally to a mezzanine overlooking the dining room below. Moving along the main hallway, you'll find four double bedrooms, each with views over the garden. The master suite features fitted wardrobes and an en-suite shower room, while a luxurious six-piece family bathroom, complete with His & Hers sinks, bidet, and separate bath and shower, is situated toward the end of the hall.

Descending to the ground floor, you enter from the boot room into a spacious double garage. This floor is highly versatile and ideal for a self-contained annex space, with a separate lounge/kitchen, main bedroom, shower room, study, and even a cinema room. Each room on this level offers flexible usage, catering to the lifestyle needs of any family or guests, whether for multi-generational living or as a private retreat.

Adding to the homes appeal and potential, there is also an expansive attic space that offers an exciting opportunity to extend to home upwards.

Externally, the home features a cobbled circular driveway at the front, providing ample parking for multiple vehicles and adding to the property's unique charm. Steps lead up to the balcony walkway, which curves up to the house and provides picturesque views of the surroundings. The property is set on approximately 0.7 acres of lush woodland and lawn space, frequented by local wildlife such as deer and foxes, and even has a private access gate that leads directly onto the walkway for the serene Leeds Liverpool Canal, offering peaceful walks in the surrounding area.

This property beautifully balances seclusion and connectivity, offering a perfect family home in a truly idyllic setting.



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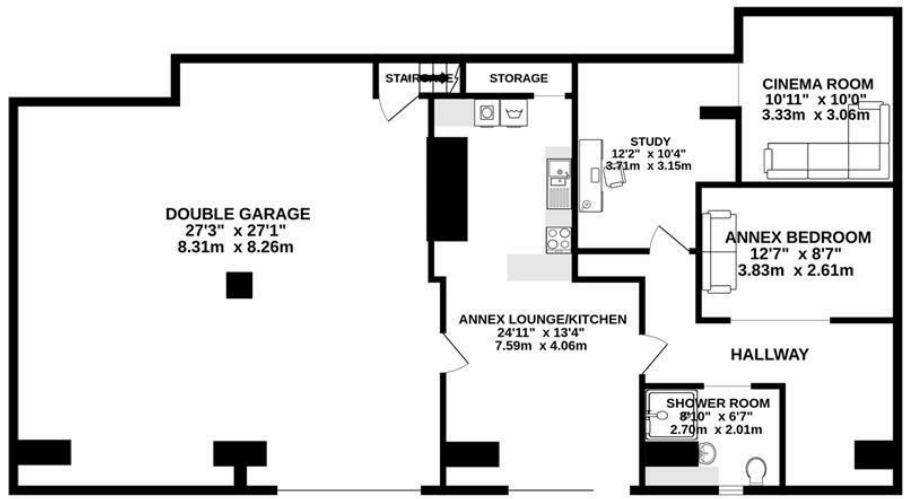




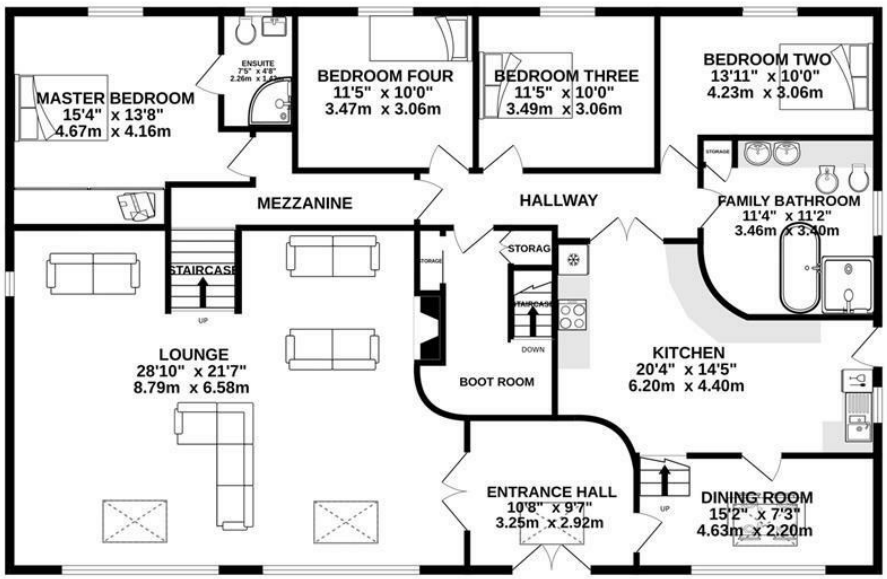


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GROUND FLOOR
1478 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR
1921 sq.ft. (178.5 sq.m.) approx.



TOTAL FLOOR AREA : 3399 sq.ft. (315.8 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		
	75	81
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	

