BEN ROSE



Cophurst Lane, Whittle-Le-Woods, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, end-terrace cottage, set over three/four floors in the picturesque village of Whittle-Le-Woods. This delightful home is brimming with character, featuring traditional elements such as exposed stone flooring, integrated storage, and original fireplaces. Situated in an idyllic countryside setting, it backs onto the scenic Leeds-Liverpool Canal, offering peaceful waterside views and direct access to stunning walking routes. Despite its tranquil location, the property benefits from excellent travel links, with easy access to the M61 and M65 motorways, making commuting to nearby towns and cities such as Chorley, Preston, and Manchester effortless. Local bus routes are also nearby, while Buckshaw Parkway and Chorley train stations offer direct rail links to both Preston and Manchester. The village itself provides a selection of charming pubs, shops, and excellent schools, ensuring a perfect balance between rural beauty and modern convenience.

Upon entering the property, you are welcomed into the spacious front lounge, which seamlessly flows into the open-plan dining area. This inviting space boasts a stunning, traditionally styled fireplace, integrated storage cabinets, and picturesque views to the front. Moving past the staircase, which offers ample storage beneath, you step into the characterful dining room, where the original stone flooring and a circa 1880 working Victorian Range oven take centre stage. This room is perfect for entertaining, with ample space for a family dining table or a cosy sitting area. Completing the ground floor is the country-style kitchen, designed to be in keeping with the home's rustic charm, featuring a stable-style door that leads out to the rear patio.

Moving up to the first floor, you'll find the first landing area that is a cut through to the second floor. The second floor houses two of the home's three bedrooms. Both bedrooms are generous doubles, with the master benefitting from a traditional fireplace, integrated storage, and a stylish three-piece en-suite. The beautifully appointed family bathroom is also located on this floor, featuring a freestanding bath with an overhead shower, adding a touch of elegance to the space.

The loft has been cleverly converted into a versatile third bedroom, complete with integrated fold-out beds, making it an excellent space for guests or a multi-functional home office. A unique feature of this room is the hatch opening in the floor, which reveals a laundry drying space—a thoughtful addition for practicality. The staircase leading to this floor also benefits from an airlock system, designed to regulate heat efficiently between levels.

Externally, residents of Greenfield Terrace have access to parking in the nearby pubs car park, providing convenient off-road parking. A charming open walkway leads to the front of the home, where a small lawned space adds to its picturesque kerb appeal. To the rear, a lovely patio area offers breathtaking canal-side views, making it the perfect spot for outdoor relaxation. Additional storage can be found under both the patio and the property itself. Beyond the patio, an extra garden space is available, currently rented for a small annual fee, allowing for further enjoyment of the outdoor surroundings.

This enchanting home offers a rare opportunity to enjoy countryside living with all the conveniences of modern life, making it an ideal choice for couples seeking a characterful retreat.


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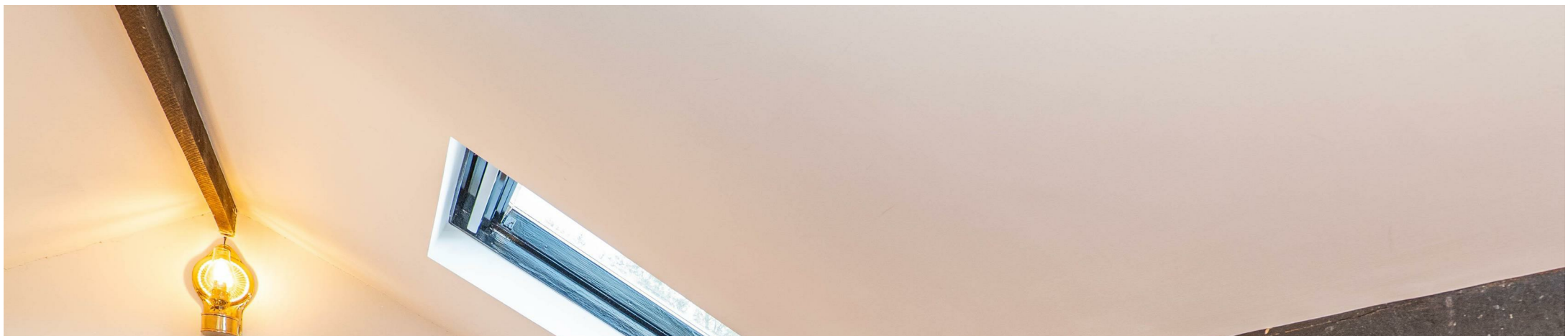




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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
70 sq.ft. (6.5 sq.m.) approx.

2ND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

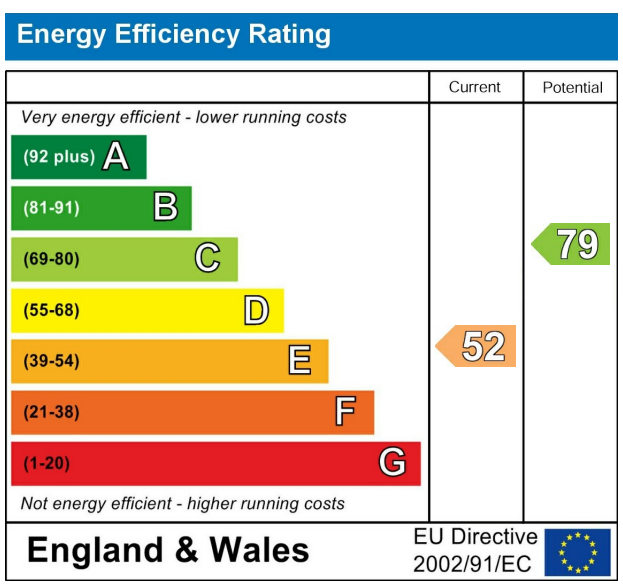
LOFT ROOM
255 sq.ft. (23.7 sq.m.) approx.

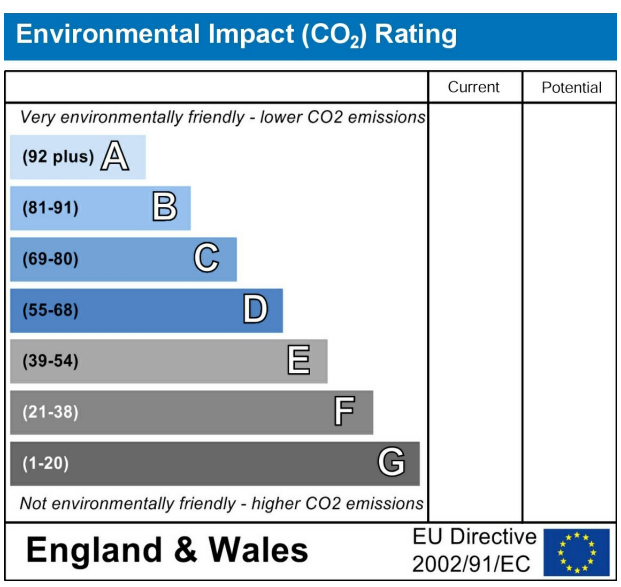


TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

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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