BEN ROSE



Town Lane, Whittle-Le-Woods, Chorley

Offers Over £499,995

Ben Rose Estate Agents are pleased to present to market this exceptional three-bedroom character home, dating back to the 1700s, situated in the highly sought-after village of Whittle-le-Woods. Beautifully and sympathetically renovated throughout, this remarkable residence perfectly blends traditional charm with modern convenience, retaining an abundance of original character whilst offering stylish, contemporary living across four impressive floors. From exposed beams and a stunning feature fireplace to thoughtfully updated interiors and versatile living spaces, this is a home that effortlessly caters to modern family life. Set within a deceptively generous plot with beautifully landscaped gardens, the property enjoys a peaceful yet well-connected location. Whittle-le-Woods is renowned for its excellent local schools, scenic countryside walks and welcoming village atmosphere, whilst offering easy access to nearby Chorley, Leyland and Preston for a wider range of shopping, dining and leisure facilities. Buckshaw Parkway and Chorley train stations provide direct rail links to Manchester, Preston and beyond, whilst the M61, M6 and M65 motorway networks are all within easy reach, making this an ideal location for commuters.

Stepping through the entrance hall, you are immediately welcomed into a home full of character and quality. The hallway provides access to the integrated garage, a practical utility room complete with WC, and the stunning kitchen/breakfast room. Designed with both everyday family living and entertaining in mind, the kitchen features a range of integrated appliances including a dishwasher, fridge/freezer and oven with microwave, complemented by a central breakfast bar for casual dining. From here, the staircase rises to the first floor, whilst a cleverly concealed automated trap door reveals access to the cellar below. Moving through the home, the spacious lounge is undoubtedly one of its standout features, boasting exposed beamed ceilings and an impressive fireplace housing a multi-fuel burner, creating a wonderfully warm and inviting atmosphere. Just off the lounge is a versatile study, ideal for home working, with direct access out to the rear garden. Completing the ground floor is a separate dining room, offering ample space for a large family dining table and providing the perfect setting for entertaining or special occasions. Descending to the cellar level, there is a generous storage room housing the water tank whilst offering excellent additional storage. Beyond this is a further room currently arranged to be used as a cinema and games room, presenting a highly flexible space that could easily be adapted to suit a variety of needs.

The first floor continues to impress with three well-proportioned bedrooms and beautifully appointed bathroom facilities. The unique principal bedroom enjoys an exceptional split-level design, with a spacious dressing area on the lower level and a striking spiral staircase leading up to the elevated mezzanine sleeping area. This luxurious suite is further enhanced by a stylish modern en-suite shower room. The remaining bedrooms are ideal for children, guests or additional workspace, whilst the elegant three-piece family bathroom features a freestanding bath, creating a relaxing retreat. From the landing, doors open onto a charming balcony overlooking the beautiful rear garden, providing a peaceful spot to unwind and enjoy the surroundings. Completing the accommodation is a remote-controlled folding ladder concealed within the ceiling, leading to a versatile loft room currently utilised as a home office, offering further flexibility for growing families or those working from home.

Externally, the property continues to impress with a driveway to the front providing off-road parking for two vehicles, alongside access to the integrated garage. To the rear lies a truly outstanding garden, extending across multiple landscaped tiers and offering an exceptional degree of privacy thanks to mature trees and established hedging. Directly outside the property is an attractive stone flower bed which leads onto a generous decked seating area, perfect for outdoor dining and entertaining. Steps then descend to a beautifully maintained lawn, before continuing to a hidden kitchen garden complete with planting beds and space for a greenhouse, ideal for those looking to grow their own produce. The garden extends even further to a lower lawn and an additional section of land currently unused, presenting exciting potential for further landscaping. Combining timeless character, outstanding modern upgrades, versatile living accommodation and remarkable outdoor space, this truly unique home offers an exceptional opportunity for families seeking something special in one of Lancashire's most desirable village locations.





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PVA Bond
JOHNSTONES
Acrylic Durable Matt
Acrylic Durable Eggshell
Dulux
WEATHERSHIELD





















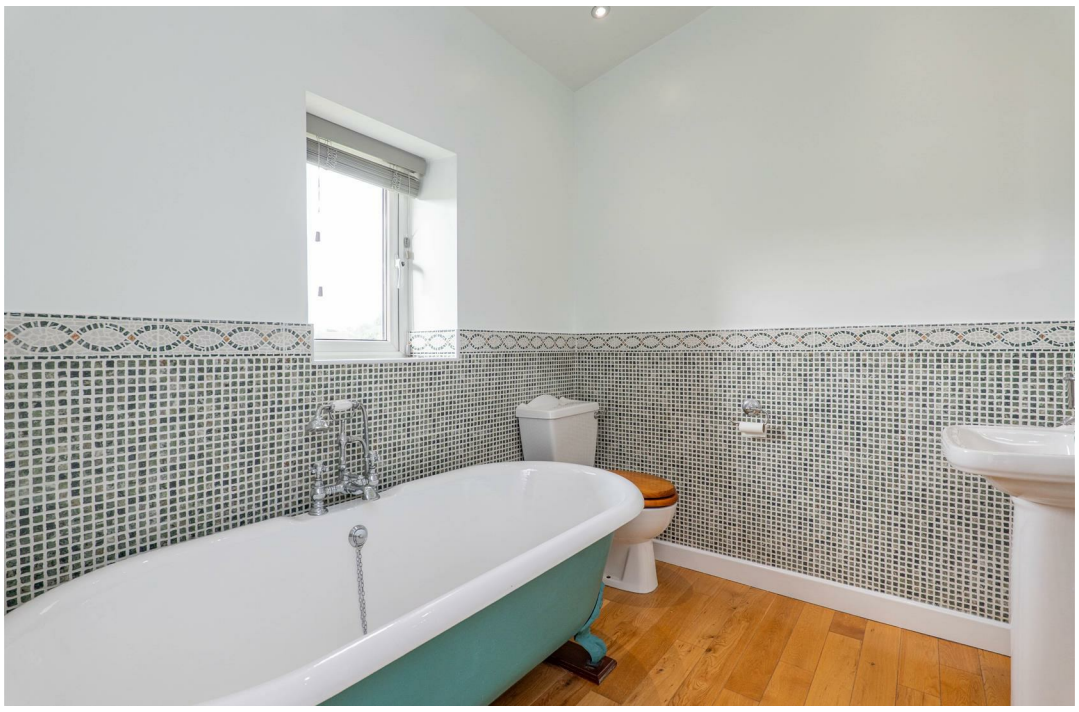










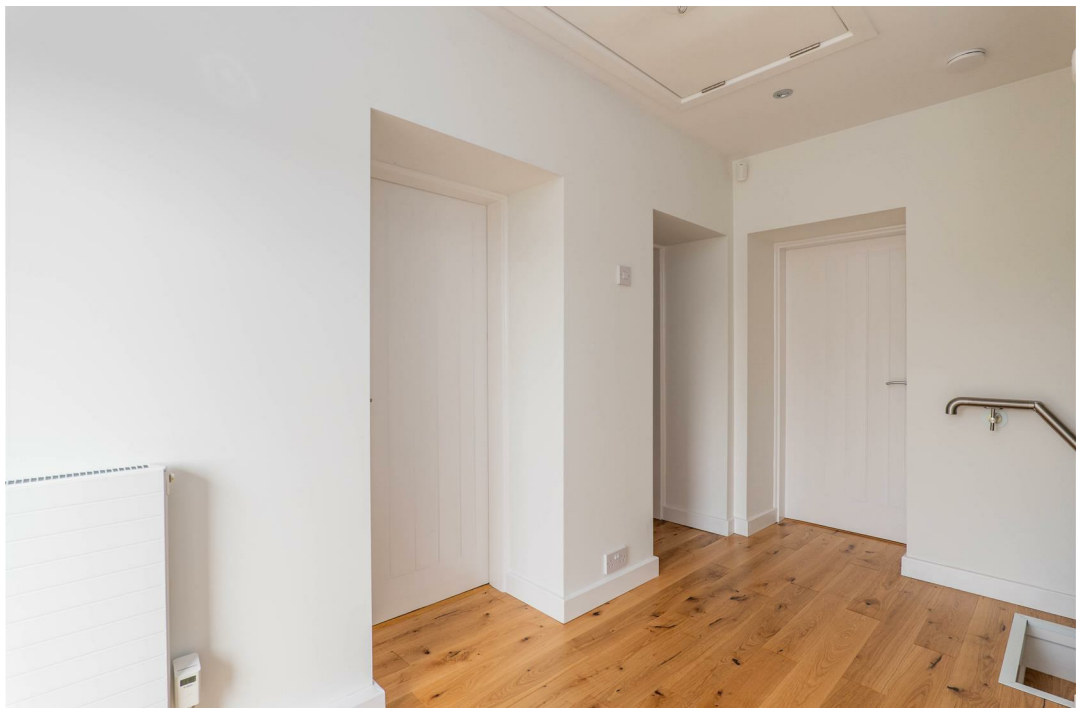


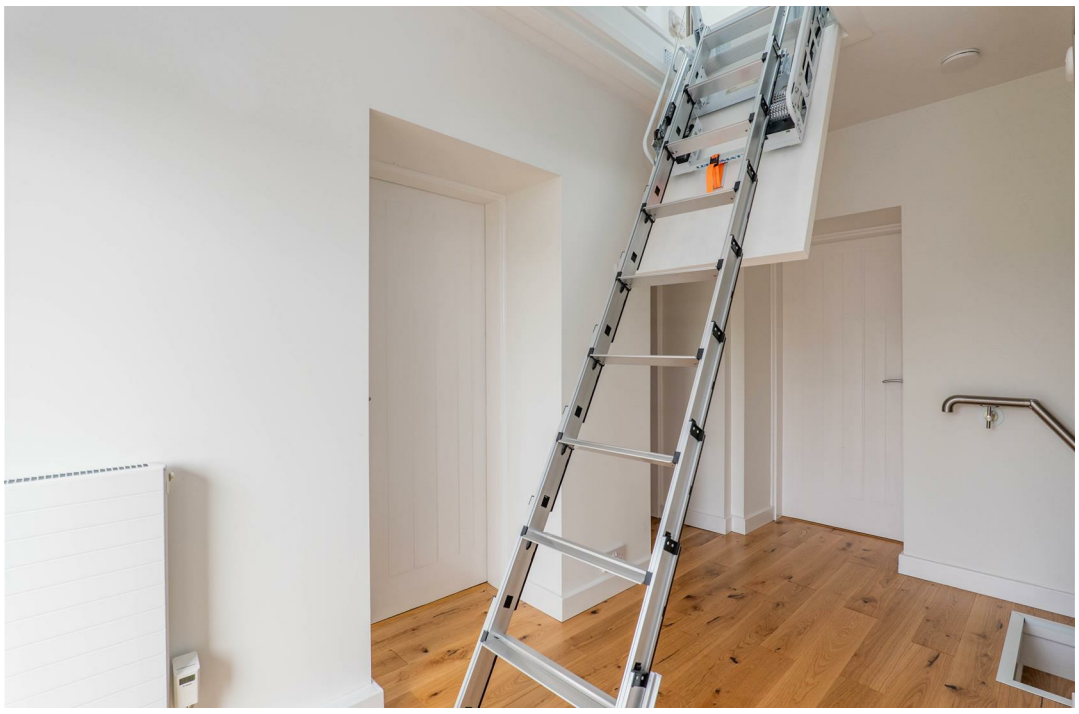






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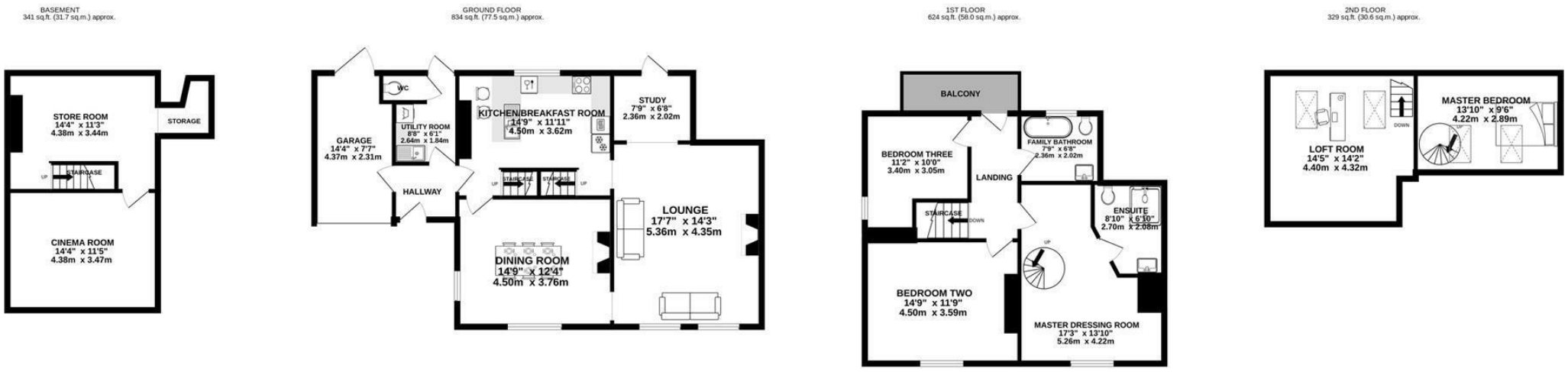






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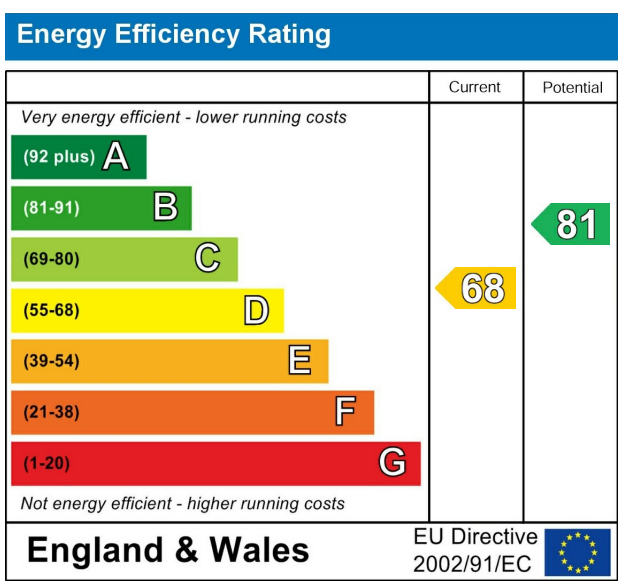
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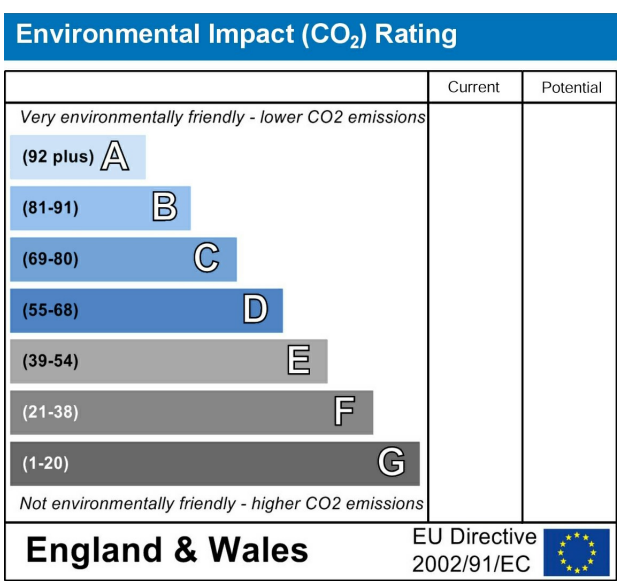


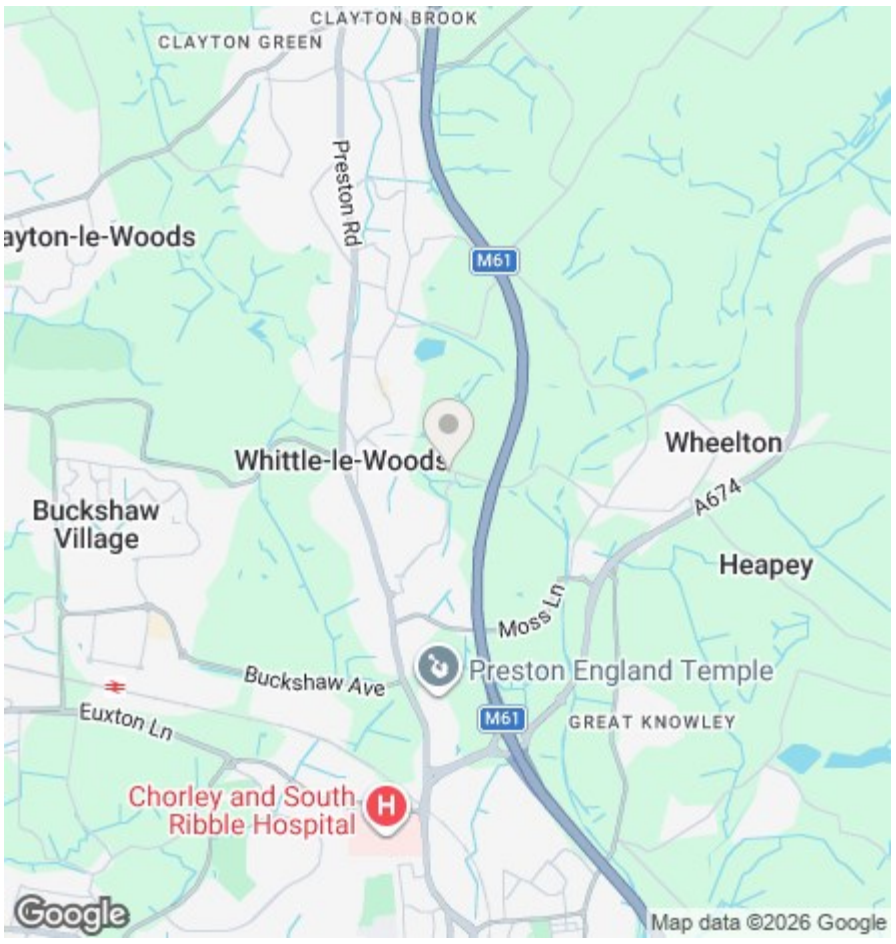
TOTAL FLOOR AREA : 2128 sq.ft. (197.7 sq.m.) approx.

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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