



White Coppice, Heapey, Chorley

Offers Over £899,995

Ben Rose Estate Agents are pleased to present to market this truly exceptional three-bedroom detached cottage, occupying one of the most breathtaking and enchanting rural settings in Lancashire. Believed to date back over 200 years, this quintessentially British home is nestled within the peaceful hamlet of White Coppice, where timeless character, outstanding natural beauty and an extraordinary sense of space come together to create a lifestyle that is increasingly difficult to find. Set within a circa five-acre plot and overlooking the beautifully maintained White Coppice Cricket Ground, the property feels wonderfully secluded whilst remaining accessible to everyday amenities and nearby towns. From the moment you arrive, there is an almost storybook quality to the surroundings, with the cricket ground, wooded valleys, rolling hills and open countryside creating a setting reminiscent of a classic British period drama. The surrounding landscape provides endless opportunities to embrace the outdoors, whether enjoying morning walks, exploring the numerous countryside trails, watching the changing seasons or simply sitting within the grounds and taking in the abundance of wildlife. For commuters, the property also benefits from excellent access to the wider road network, with the M61, M65 and M6 all providing convenient routes towards Preston, Manchester, Blackburn and beyond, whilst nearby railway stations offer further connections for those travelling further afield. The combination of rural tranquillity and accessibility makes this an exceptional setting for family life, offering the rare opportunity to enjoy a genuinely countryside lifestyle without feeling disconnected from the amenities and destinations of the North West.

Stepping inside, the welcoming main reception hall immediately introduces the character and warmth that continues throughout the home, with the staircase positioned just off the entrance and providing access to the first floor. From here, the spacious dining room is a particularly charming reception space, benefiting from a dual-aspect outlook that draws the beautiful surroundings directly into the home. Whether hosting family celebrations, enjoying long Sunday lunches or simply sitting down together at the end of the day, this room provides an atmospheric setting in which to do so. The dining room leads naturally through to the kitchen/diner, creating a wonderfully sociable heart to the property, with a range of integrated appliances and ample space for a family dining table. Off the kitchen is a useful utility room, providing valuable practical space and leading into a convenient shower room. A stable-style door then opens directly onto the garden, making this particularly useful after countryside walks or for family life in the warmer months. Towards the rear of the cottage, the accommodation opens into the extended section, where the sizeable lounge provides an impressive space in which to relax and unwind. This is undoubtedly a room designed around its setting, with large bi-folding doors opening towards the rear garden and allowing the surrounding greenery to become part of the living space. A log burner provides a beautiful focal point and brings an additional layer of warmth and character during the colder months, whilst the generous proportions make this an ideal family room for everything from quiet evenings at home to entertaining friends and relatives. With the doors open during the summer, the relationship between the house and its grounds becomes particularly special, creating that sought-after indoor-outdoor lifestyle rarely achieved in a traditional cottage.

To the first floor are three well-proportioned bedrooms, each benefiting from fitted wardrobes and, most notably, stunning views across the surrounding landscape. Waking up to such an outlook is a daily reminder of what makes this property so special, with open countryside, mature woodland and the picturesque surroundings providing a constantly changing backdrop throughout the seasons. Each bedroom offers a peaceful retreat away from the main living areas, whilst the fitted wardrobes provide useful storage without compromising on floor space. Completing the accommodation is a three-piece family bathroom, fitted with a bath and shower over, wash hand basin and WC. The overall layout provides a comfortable and practical arrangement for family life, whilst retaining the charm, individuality and connection to the countryside that define this remarkable home.

Externally, the property is approached along a private track which winds its way through the countryside before reaching a gated entrance, immediately giving a sense of the privacy and exclusivity on offer. There is extensive parking for up to ten cars, providing more than enough space for a growing family, guests and entertaining, whilst the immediate gardens are beautifully established and framed by mature trees and planting. Perhaps the property's most captivating feature is its position overlooking the idyllic White Coppice Cricket Ground, where the sight of cricket being played against a backdrop of rolling Lancashire countryside creates an extraordinarily picturesque scene. To the rear, the immaculate and well-stocked garden provides a wonderful sanctuary, with areas for outdoor seating, a generous lawn and a wealth of mature trees and established shrubs creating a sense of privacy and seclusion. Beyond the immediate garden, however, is where this property truly sets itself apart, with the overall plot extending to circa five acres. The additional land stretches away from the cottage and climbs into a beautifully natural landscape, incorporating mature woodland, areas rich in wildlife and the remnants of what was once a lodge serving the former mill. Today, this area has been allowed to evolve naturally and is brimming with nature, offering a rare opportunity to own a substantial piece of countryside and enjoy an extraordinary degree of freedom, privacy and connection to the landscape.

This is far more than simply a beautiful period cottage; it is an opportunity to embrace a way of life centred around nature, space and tranquillity, whilst retaining the comfort and practicality required for modern family living. From cricket on the doorstep and woodland walks to summer evenings in the garden, wildlife on the land and breathtaking countryside in every direction, this is a truly special home in a setting that must be experienced to be fully appreciated.























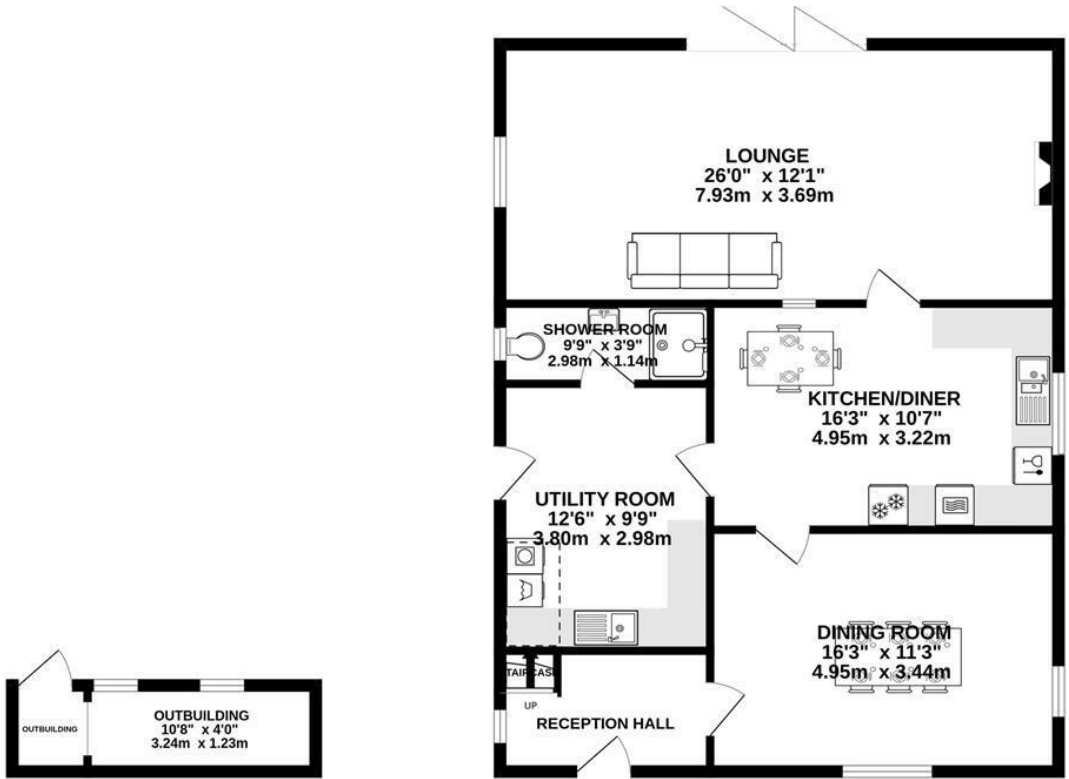




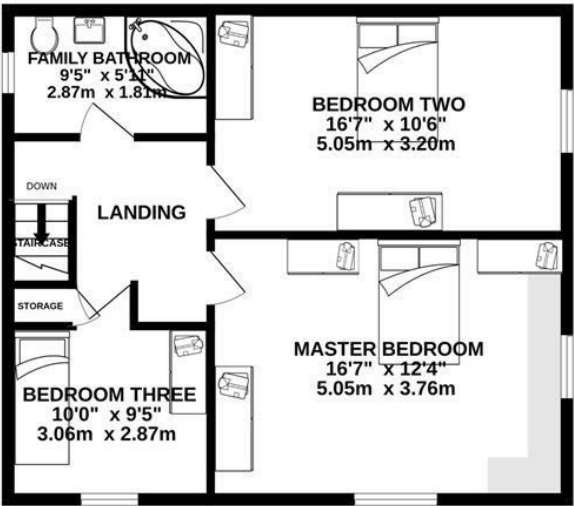


BEN ROSE

GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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	

