



## Quarry Road, Brinscall, Chorley

**Offers Over £449,995**

Ben Rose Estate Agents are pleased to present to market this impressive three-bedroom semi-detached property, located in the picturesque village of Brinscall. This delightful home is nestled in a sought-after rural setting, Brinscall boasts a blend of countryside tranquility and convenient access to nearby towns and cities, including Chorley and Blackburn. The village benefits from excellent travel links, with easy access to the M65 and M61 motorways, as well as nearby bus routes providing connections to surrounding areas. Additionally, Brinscall is within close proximity to stunning nature walks, local pubs, and reputable schools, making it a great choice for families and commuters alike.

Upon entering you are immediately greeted by a welcoming entrance hall with original period tiled floors and high ceilings adorned with crown molding that set the tone for the rest of the home. To the front is the spacious and bright lounge with a magnificent stone solid fuel fireplace. The space is ideal for relaxing and socialising and has an airy and refreshing atmosphere thanks to its dual aspect original sash windows. Original features are a running theme throughout the house such as the ceiling roses and internal windows that can be found in several rooms. Continuing through is the dining room with yet another eye-catching wood fuelled fireplace, with ample room for a large dining table and chairs. To the rear of the house overlooking the garden is the beautiful kitchen, with more than enough room for all your cooking needs as well as practical storage options both in the under the stairs pantry and in the form of cupboards. The kitchen has integrated appliances such a double oven, gas hob and sink.

Moving to the first floor you will find an open landing with an impressive stained glass skylight that floods the space with a rainbow of light. Three well sized spacious double bedrooms can be found on this floor with all of them hosting original fireplaces. The master bedroom which overlooks the garden is a true feature, spanning across two stories, accessed by an eye-catching spiral staircase leading to a practical office or snug, as well as a three piece ensuite. Completing the floor is the stunning three piece family bathroom with a freestanding roll top claw foot bath. The room also boasts more original features such as the water tank above the toilet, and internal and external window with gorgeous etching.

Externally, to the rear you will find a private retreat in the form of a beautifully maintained and sculpted garden. The garden comes with its own fig and apple trees providing an abundance of free fruit, as well as a unique covered stone seating area to the rear with a built-in grill / BBQ. There is a patio next to the house which captures the sun and creates a perfect spot to relax and admire this idyllic space. To the front there is parking opposite the house as well as a smaller patio area for plants. Overall this house would make an ideal place to call home for anyone looking for a more peaceful lifestyle in one of the most scenic parts of the Chorley area.





















































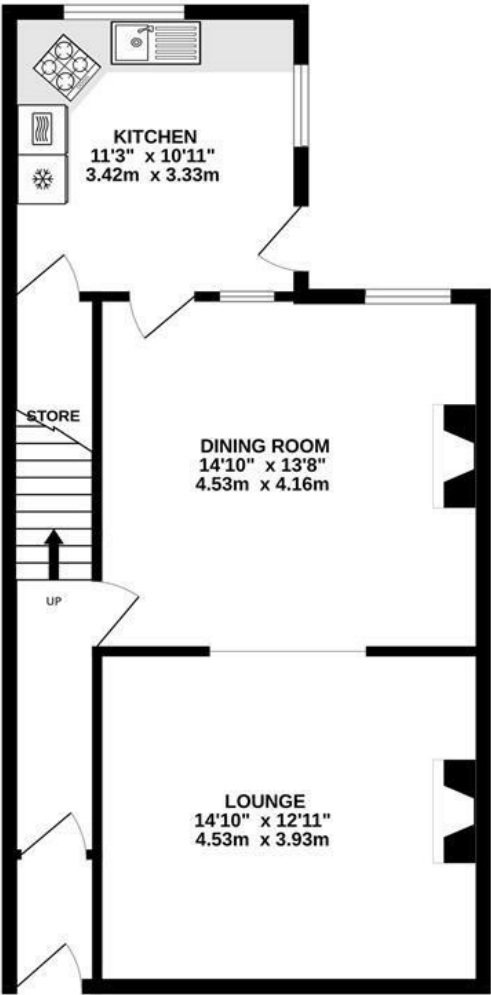






# BEN ROSE

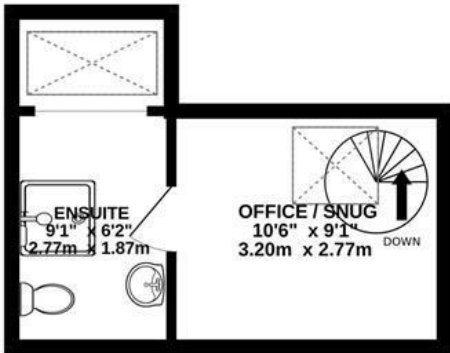
GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR  
174 sq.ft. (16.2 sq.m.) approx.




TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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		
	57	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 