

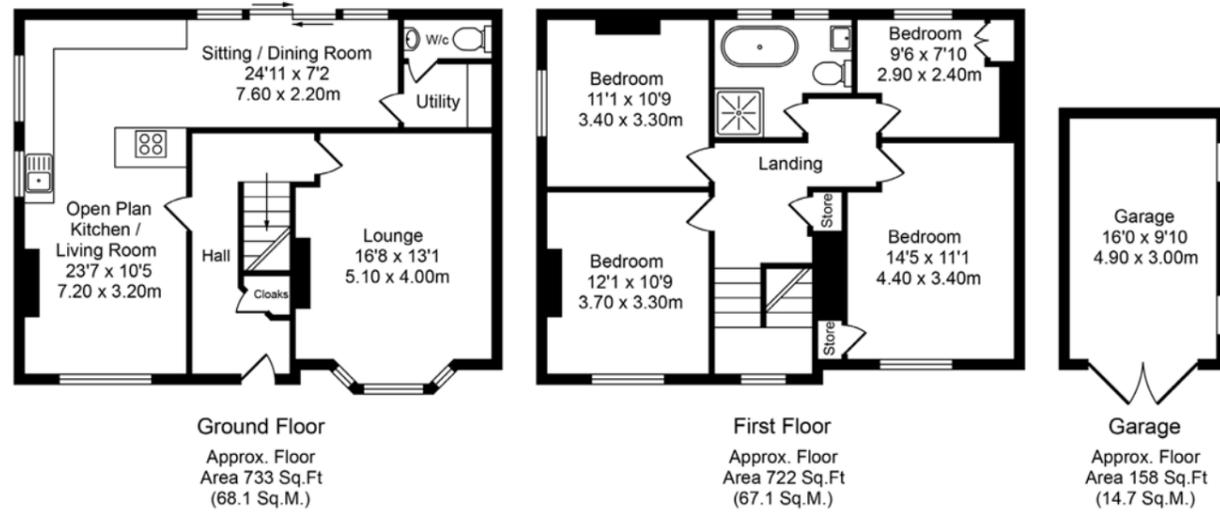


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

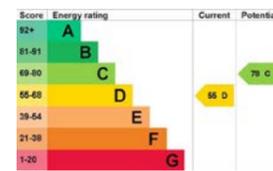
**Total Approx. Floor Area 1613 Sq.ft. (149.9 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Leasehold  
 Term of Lease: 980 years from 6th May 1907  
 Years Remaining on Lease: 863 years remaining  
 Ground Rent: Peppercorn Rent  
 Council Tax Band: E  
 Details Prepared: 07/03/2024

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



On an all too rare occasion, the market is graced with something that little bit special, a unique home of distinction which has the ability to stir emotion and desire even before one takes a step across the threshold. This simply stunning double-fronted traditional detached residence offers one such opportunity, and has no doubt been cast many wistful glances by admiring passers-by. This truly inspiring home which has been comprehensively renovated under our clients attentive ownership and delivered to the highest standards. This handsome property has no doubt many stories to tell from Chorley and its illustrious past and offers this rich feeling of heritage, both internally and externally, which makes this opportunity so rare, brimming with period features and oozing a certain grandeur which is quite simply not found nowadays.

Aside from its obvious aesthetic appeal, it is the sheer size of this home which is quite awe-inspiring and which cannot fully be appreciated without an internal inspection, homes on this scale being a rarity indeed. We are confident that there are few, if any, in the area which can compete with the vast proportions of this fine example, with accommodation arranged over two inviting levels and extending to in excess of 1613 square feet in total, which cannot fail to impress and which even the largest of families will struggle to outgrow. What is doubly impressive, however, is that despite its size, this home feels cosy and welcoming, which is a real testament to our clients, resulting in an almost tangible warmth and the perfect environment in which to raise ones family. The quality and high standard of finish which transcends the living spaces is clearly apparent, with contemporary fixtures and fittings blending harmoniously with the abundance of character features on display, having each been carefully selected to blend with the style of the property, resulting in an end product which is tasteful.

The property could not be located in a more convenient position, within a short stroll of the vibrant town centre of Chorley and, therefore, benefiting from ease of access to an abundance of shops and amenities, ease of travel for the commuter, with both the bus and train station within easy reach, as well as well-regarded schools at both primary and secondary levels, which is always an important consideration with any potential family home. For the older generation, the M61 and M6 motorways are accessible with a couple of minutes, ensuring major commercial centres such as Manchester, Preston and Bolton are within easy reach, which will be sure to score highly with those with a commute to consider.

In brief, the accommodation comprises of a magnificent reception hallway with gorgeous staircase, main lounge complete with feature bay window with a stunning fire place with an open fire, a stylish breakfast kitchen complete with a breakfast bar and a host of integrated appliances which then flows into a sitting/dining room with a multi fuel log burner and Bi folding doors, utility room and ground floor W/C. On the first floor there are four good sized bedrooms, and a superb four piece family bathroom in white, comprising of WC, vanity hand wash basin and freestanding bath, as well as a walk-in shower.

Externally, the proportions of the grounds echo the interior, being extremely generous and enjoying an excellent degree of privacy. This calming oasis is easy maintenance and one can soak up some sunshine on the beautiful patio, perhaps with a relaxing glass of something bubbly. Accessible gates, the driveway provides plenty of off-road parking facilities, whilst there is a useful brick-built garage. This unique opportunity to acquire a piece of history is rare indeed and we would highly recommend an early expression of interest to avoid disappointment.







