

# GUILDHALL

SALES & LETTINGS



## Ivy Cottage Blackburn Road

Withnell, Chorley, PR6 8BJ

£900,000



Nestled in the heart of the picturesque village of Withnell, Ivy Cottage is a beautifully presented Grade II Listed detached cottage offering charm, character, and modern comfort in equal measure. Set on a generous half-acre plot, this historic home is a rare gem that blends period features with contemporary upgrades such as underfloor heating throughout.

The ground floor boasts a spacious lounge, a well-appointed kitchen and dining area, a stylish bathroom, a convenient cloakroom and a versatile sitting room which can also be used as a third bedroom, ideal for guests or multi-generational living.

Upstairs, you'll find the master bedroom, offering serene views of the surrounding gardens, along with a well-proportioned second bedroom, both maintaining the cottage's traditional charm.

Outside, the extensive plot offers a tranquil retreat with ample space for gardens and outdoor entertaining. The property is surrounded by natural beauty and enjoys excellent access to local amenities, countryside walks, and transport links.

A truly special home offering rural charm with modern living. Early viewing is highly recommended.



Area Map



Floor Plans



Energy Efficiency Graph



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