

GUILDHALL

SALES & LETTINGS



1 Roundabout Cottage Chorley Road

, Withnell, PR6 8JD

Offers Over £400,000



STUNNING STONE BUILT COTTAGE BURSTING WITH CHARM

Guildhall Sales and Lettings proudly presents this charming chocolate box cottage rich in history, dating back 300-400 years. Originally the village pub, The Brown Cow, this home exudes character and nostalgia. Situated in the sought-after Withnell village, it sits on approximately 1 acre of land, boasting ample parking, lovely gardens, and a meandering brook. Its quaint features are complemented by its prime location, offering easy access to local amenities and neighbouring towns like Chorley and Blackburn, as well as the M6 and M65 motorways, making it an ideal choice for those seeking convenience.

Upon entering, the ground floor greets you warmly. The entrance hall leads to a WC and a spacious cloakroom. The kitchen, ripe for modernization, holds the potential to be a beautiful country-style culinary space. The dining room features an original fireplace with a log burner, creating a cozy ambiance. With patio doors leading outside, this room is perfect for entertaining. The lounge, with dual aspect windows and a feature fireplace, maintains its original charm with beamed ceilings.



Ground Floor

Throughout the ground floor is tiled with quarry tiles

Entrance Hall 7'6" x 4'2" (2.31m x 1.29m)

Hardwood single glazed frosted front, hardwood single glazed door leading to hallway and hardwood door to WC.

WC 5'4" x 4'2" (1.65m x 1.29m)

Hardwood double glazed frosted window, flush handle WC, wall mounted corner wash basin with traditional taps and quarry tiled flooring.

Reception Room 13'8" x 12'6" (4.17m x 3.82m)

Three hardwood double glazed windows, exposed wooden beams, central heated radiator, exposed stone fireplace with wooden mantel piece with an electric fireplace and tiled flooring.

Dining Room 14'4" x 13'8" (4.37m x 4.17m)

Hardwood double glazed window, central heated radiator, brick fireplace with multifuel burner, exposed wooden beams and tiled flooring.

Kitchen 12'2" x 11'7" (3.73m x 3.54m)

Hardwood single glazed window, central heating radiator, range of wall and base units with oak worktops, stainless steel sink with mixer tap, four burner induction hob and extractor hood, integrated oven, space for fridge freezer, plumbing for washing machine and dishwasher, exposed wooden beams, tiled splashback, Worcester combi boiler and tiled flooring.

Cloakroom 7'1" x 6'9" (2.16m x 2.07m)

Central heated radiator.

First Floor

Landing

Hardwood double glazed circular window, smoke detector, exposed wooden beams, doors leading to four bedrooms and family bathroom.

Bedroom One 13'8" x 11'5" (4.17m x 3.50m)

UPVC double glazed window, central heated radiator and original wood flooring.

Bedroom Two 12'10" x 8'4" (3.92m x 2.55m)

UPVC double glazed window, hardwood double glazed window, central heated radiator and loft access.

Bedroom Three 9'6" x 8'0" (2.90m x 2.45m)

Hardwood double glazed window, central heated radiator and fitted wardrobe.

Bedroom Four 9'5" x 5'3" (2.88m x 1.62m)

Hardwood double glazed window, central heated radiator and fitted wardrobe.

Family Bathroom 12'9" x 11'0" (3.91m x 3.36m)

Hardwood double glazed frosted glass window, central heated radiator, loft access, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed and tiled effect vinyl flooring.

External

Rear

Enclosed garden with stone chipping and access to double detached garage.

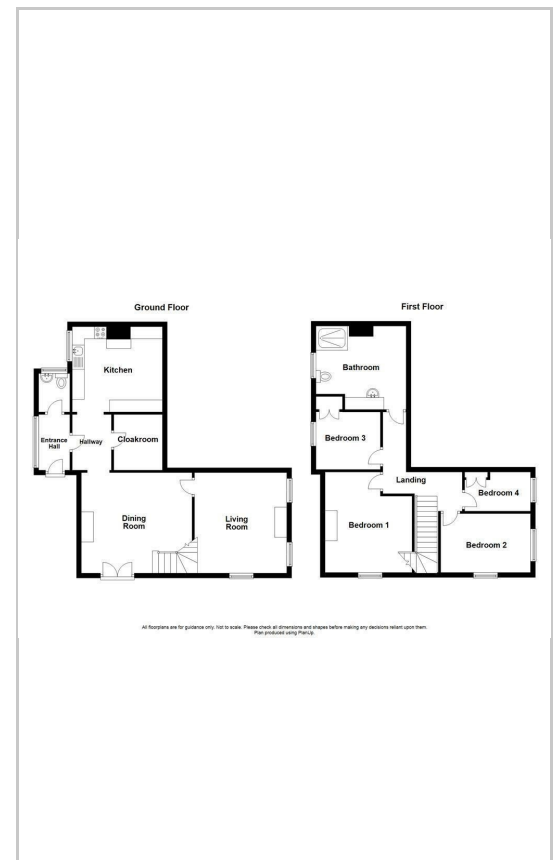
Front

Paved patio, stone chipping and off road parking.

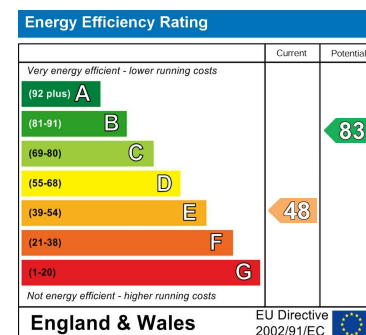
Area Map



Floor Plans



Energy Efficiency Graph



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441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>