

GUILDHALL

SALES & LETTINGS



The Stables Delph Lane

Charnock Richard, Chorley, PR7 5ND

Offers Over £725,000



A stunning three bedroom semi-detached barn conversion set within approximately one acre of gardens in a beautiful semi-rural position on Delph Lane, Charnock Richard, enjoying incredible open countryside views and superb outdoor entertaining space.

This charming property perfectly combines traditional barn character with modern open plan living and offers spacious, versatile accommodation ideal for both family life and entertaining.

The ground floor features an impressive open gallery style layout with a large living room providing a warm and inviting space to relax. A standout feature of the home is the extended kitchen, which forms the heart of the property and flows seamlessly through to a garden room / dining and entertaining area overlooking the gardens. Also to the ground floor is a utility room, WC and internal lift providing access to the first floor.

To the first floor is a gallery landing leading to three well proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom, while bedroom two is also a generous double room with en-suite facilities. The third bedroom is currently used as a dressing room but is a comfortable double bedroom and is served by the family bathroom, giving the property three bathrooms in total.



Ground Floor

Entrance Hall 7'4" x 6'9" (2.26m x 2.06m)

Utility 11'10" x 9'7" (3.61m x 2.94m)

WC 6'9" x 5'4" (2.08m x 1.65m)

Living Room 28'10" x 21'2" (8.81m x 6.46m)

Open Plan Kitchen/ Garden Room 43'1" x 23'4" (13.14m x 7.12m)

Second Floor

Bedroom One 18'11" x 12'9" (5.78m x 3.89m)

En-suite 7'6" x 5'1" (2.30m x 1.55m)

Bedroom Two 14'9" x 13'0" (4.51m x 3.97m)

En-suite

Bedroom Three 18'11" x 10'3" (5.78m x 3.14m)

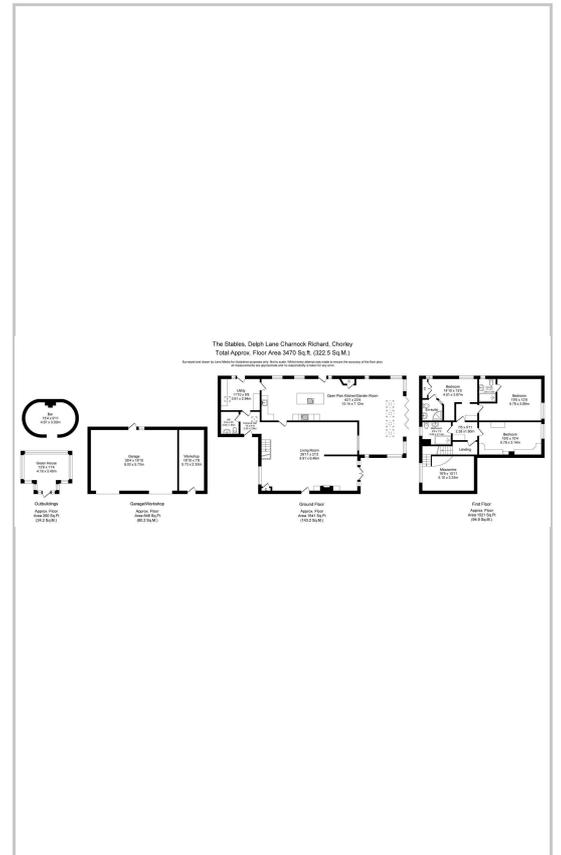
Bathroom 8'8" x 7'0" (2.66m x 2.14m)

Mezzanine 16'8" x 10'11" (5.10m x 3.33m)

Area Map



Floor Plans



Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

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