



Total area: approx. 167.4 sq. metres (1802.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Oak Tree Farm Bolton Road, Heath Charnock, Chorley, PR7 4AZ

Oak Tree Farm offers a superb entry to many people to the delights of a small holding and the opportunity to purchase what for many is a long held dream of a farmhouse with land and stables. Situated in Heath Charnock this detached farmhouse has been rebuilt around 35 years ago by the current owners and update along the way to offer modern facilities throughout. Spacious and flexible accommodation with 4/5 bedrooms and 2/3 reception rooms plus large kitchen breakfast room, utility cloakroom wc and family bathroom, the property also offers the potential for expansion to the side and rear should the need arise subject to planning. Only by viewing this unique property can you truly realise the potential on offer

Offers In The Region Of £650,000





We are delighted to offer to the market this unique opportunity to purchase this superb detached farmhouse property built originally in the 1890s the property was completely rebuilt by the current owners in around the late 1980s offering more than just a family home. with stables and small paddock area the farmhouse is situated in the charming village of Heath Charnock, Chorley, Lancashire. This special home, set in a sought after location offering the perfect balance of rural tranquillity and modern convenience. the property is ideally located for access to many local amenities including shops, schools, entertainment venues, and excellent transport links with train links from either Adlington or Chorley railway stations, and the M61 motorway network is only 10 minutes away. If walking is your scene the the Leeds Liverpool canal is a short distance away offering fantastic walks. The property comprises : Porch, lounge, sitting room, dining room / bedroom 5 kitchen breakfast room, utility and bedroom 4. To the first floor there are 3 further double bedrooms and family bathroom fitted with a modern 4 piece suite. Outside there are gardens to the front both sides and rear with extensive patios lawned areas and parking for 4-6 cars there is service road leading to a cluster of block work stables and storage ideal for anyone with a pony or in need of dry secure storage

areas, the site total size is approx 0.8 ACRES. Viewing is essential to appreciate all that is on offer.

Vestibule

Tiled flooring, double glazed entrance door, door to:

Lounge

12'0" x 16'3" (3.66m x 4.96m)
UPVC double glazed bow window to front, coal effect gas fire set in ornate surround and tiled inset and hearth, radiator, Part laminate flooring part carpet, three wall lights, textured ceiling with exposed beams, open plan to:

Sitting Room

13'0" x 16'3" (3.95m x 4.96m)
UPVC double glazed window to side, feature fireplace with tiled hearth, solid fuel burner stove with glass door in chimney, double radiator, laminate flooring, textured ceiling with exposed beams, stairs to first floor landing, double door, archway, door to:

Hallway

Door to:

Dining Room / Bedroom 5

15'5" x 13'0" (4.69m x 3.97m)
UPVC double glazed window to side, double radiator, coving to textured ceiling, uPVC double glazed patio door to garden, door to:

WC

UPVC frosted double glazed window to rear, fitted with two piece suite comprising, wall mounted wash hand basin, low-level WC and full height ceramic tiling to all walls.

Kitchen/Diner

14'6" x 14'1" (4.42m x 4.28m)
Fitted with a matching range of modern cream base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, matching breakfast bar with drawers under, stainless steel sink with single drainer and mixer tap with tiled splashbacks, fridge/freezer, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, extractor hood, uPVC double glazed window to side, double radiator, ceramic tiled flooring, ceiling with recessed spotlights, door to:

Utility

7'7" x 13'11" (2.32m x 4.24m)
Base and eye level cupboards, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for freezer, fridge/freezer and tumble dryer, uPVC frosted double glazed window to side, wall mounted gas combination boiler serving heating system and domestic hot water, sliding door to:



Bedroom 4

9'7" x 13'11" (2.92m x 4.24m)
UPVC double glazed window to front, radiator.

Landing

UPVC double glazed window to side, door to:

Bedroom 1

11'2" x 16'3" (3.40m x 4.96m)
Two uPVC double glazed windows to front, two double radiators.

Bedroom 3

13'11" x 10'1" (4.24m x 3.08m)
Two uPVC double glazed windows to side,

built-in double wardrobe(s) with hanging rails and shelving, fitted matching dressing table and drawers, radiator.

Bedroom 2

15'5" x 10'1" (4.69m x 3.08m)
UPVC double glazed window to rear with views of open countryside, radiator, two wall lights.

Bathroom

Fitted with four piece modern white suite comprising deep panelled bath, inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, full height

ceramic tiling to all walls, heated towel rail, wall mounted mirror with lights, uPVC frosted double glazed window to side, uPVC frosted double glazed window to rear, tiled flooring.