



redrose

Knight Avenue

Buckshaw Village, Chorley, PR7 7HW

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Offers In Excess Of £1,150,000

EPC Rating 'TBC'





Property Description

BUCKSHAW HALL, a Grade II* listed 17th-century (circa 1654) home, has undergone a meticulous and loving restoration by its current owner, transforming it into a splendid family residence. This remarkable historical gem is bound to captivate interest. Each aspect of the property has been painstakingly restored by skilled craftsmen, aiming to retain as much of the original charm and features while incorporating modern amenities such as underfloor heating and sensor lighting. Boasting three beautiful reception rooms, two of which showcase original fireplaces adorned with modern wood burners, the property exudes character and comfort. The kitchen diner has been magnificently refurbished, featuring the original Aga stove, meticulously restored alongside the addition of a utility room. To truly appreciate the dedication to preserving this magnificent piece of history, you must experience it first hand. The current vendor has added a triple garage for your prized possessions and the driveway will comfortably accommodate 8 or 9 vehicles. Three outside pine outbuildings are in the grounds to offer a hot tub, office and bar/man cave.



OUTSIDE

The property is approached via a sweeping driveway leading to a triple garage with parking for a substantial amount of vehicles. The property is surrounded by a small wall with a large, wrap around Indian stone patio and lawn to the rear. The front lawn is substantial with established trees and outbuildings.

ENTRANCE PORCH

Impressive solid oak front door to a porch with stone flooring and further solid oak door into the property.

KITCHEN/DINER

29' 2" x 20' 0" (8.9m x 6.1m) Stone floor with underfloor heating throughout. A wide range of high quality base and wall units in cream with freestanding range cooker, integrated dishwasher and fridge freezer. Period windows to rear and side and door to rear. The kitchen flows to a dining area with the star of the show being the original Aga that has been lovingly restored to its original glory, surrounded by the magnificent original fireplace. Corner stairs lead to a private bedroom which would have probably been used for domestic quarters. Perfect for a granny annexe? Door leading to the utility room.



UTILITY ROOM

6' 2" x 9' 6" (1.9m x 2.9m) Great size utility with stone flooring and underfloor heating. Downlights, base units, composite sink and drainer and space for washing machine and tumble dryer.



CLOAKROOM

4' 7" x 5' 6" (1.4m x 1.7m) Beautifully tiled cloakroom with period WC and wall hanging cistern, wash hand basin, downlights and tiled wall.

MIDDLE RECEPTION ROOM

17' 8" x 15' 1" (5.4m x 4.6m) Magnificent original fireplace with a modern wood burner, stone flooring throughout with underfloor heating. doors leading to dining room and further reception room. Period windows to both sides, beautiful decorative ceiling and hallway to main staircase.

RECEPTION ROOM

17' 4" x 15' 5" (5.3m x 4.7m) Stone floor with underfloor heating, another original fireplace with wood burner and period windows to both sides. decorative ceiling and door to adjoining dining room.

DINING ROOM

15' 8" x 11' 1" (4.8m x 3.4m) Fabulous dining room with decorative ceiling and period window to rear, doors to adjoining reception room and main reception room.





FIRST FLOOR

Inner hallway with door to rear and stairs to first floor with decorative railings and period window to rear.

LANDING

19' 0" x 4' 11" (5.8m x 1.5m) Landing with glass balustrade and solid oak door to all rooms. Period windows to rear and uplighting.

MASTER BEDROOM

17' 8" x 16' 0" (5.4m x 4.9m) Hallway leading to the master bedroom. Beautiful beams giving character to the huge bedroom, period windows, original fireplace with wood burner, wrought iron period radiator. Hallway leading to dressing room and en suite.

DRESSING ROOM

10' 9" x 6' 10" (3.3m x 2.1m) Dressing room with wardrobes to both walls, period window and door to en suite.

EN SUITE

3' 9" x 4' 11" (1.15m x 1.52m) Large double walk in shower, tiled flooring and walls, large sink with vanity unit and low level WC, downlights. Heated towel rail and wall mounted, illuminated mirror.



BEDROOM TWO

13' 1" x 15' 1" (4.0m x 4.6m) Another fabulous bedroom with original beams, wrought iron period radiator and period window to front. Solid oak door to hallway and en suite.

INNER HALLWAY

4' 11" x 5' 6" (1.5m x 1.7m) Solid oak door to bedroom three and shower room.

SHOWER ROOM

5' 2" x 6' 10" (1.6m x 2.1m) Corner shower cubicle, low level WC and wash hand basin with vanity unit. Period window, fully tiled.



BEDROOM THREE

12' 1" x 17' 4" (3.7m x 5.3m) Another lovely room with the addition of stairs leading to the kitchen. feature beams, period wrought iron radiator.

BATHROOM

13' 1" x 15' 8" (4.0m x 4.8m) Stunning four piece bathroom suite that wouldn't look out of place in a luxury hotel. freestanding copper, roil top bath, double fully enclosed shower cubicle, low level WC and wash hand basin. the original fireplace is still intact with the original front door





to the hall hanging above, saved for posterity. Period window to the side. Solid oak door to hallway.

BEDROOM FOUR

10' 5" x 16' 8" (3.2m x 5.1m) Another great size room with all the charm of the other bedrooms. period windows to the rear and cast iron period radiator. Solid oak door to hallway.

TRIPLE GARAGE

Newly built triple garage accessed via three individual electric doors. parking in front for numerous vehicles.

WOODEN OUTBUILDINGS

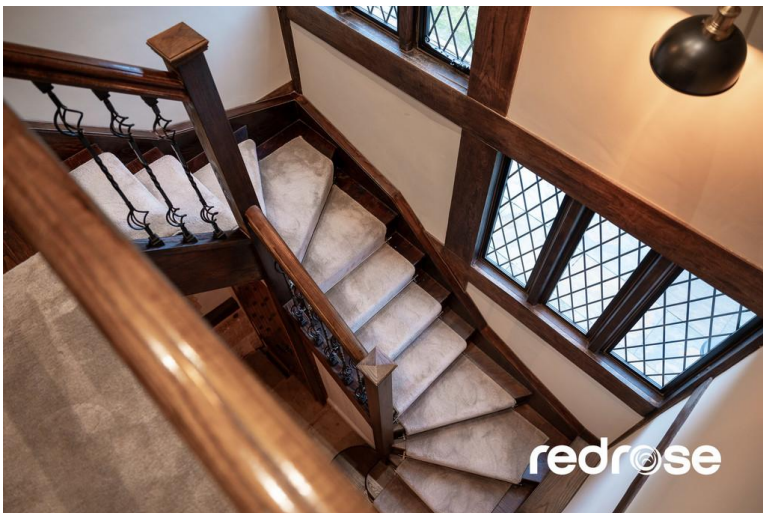
Three individual wooden outbuildings all with power and light. one is currently a perfect 'Man cave' complete with bar, the second houses a hot tub and the third is a home office. These building have a multitude of options.

HISTORY

The historic Buckshaw Hall Estate underwent a significant transformation throughout its storied past. Originally acquired by Major Edward Robinson, a staunch Roundhead and loyal supporter of Oliver Cromwell during the Civil Wars, the estate is believed to have hosted Cromwell himself, who famously declined the offer of kingship in 1657, reaffirming his stance against monarchy. The Anderton family, whose lineage in Euxton dates back to 1489, initially owned the estate before Major Robinson's acquisition.



Major Robinson completed the construction of Buckshaw Hall in 1654, a milestone commemorated by a plaque adorning the front of the Hall. Subsequent owners left their marks on the estate's history, including Colonel Richard Crosse, who undertook extensive restoration work on the southern wing in 1885, marked by another commemorative plaque.

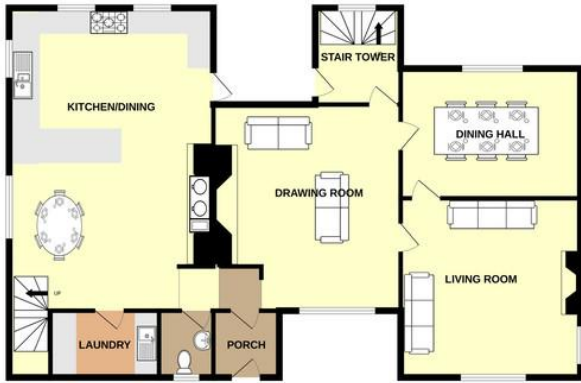


In 1923, Richard Stock became the new proprietor of Buckshaw Hall. However, the estate faced a turning point in 1936 when the Ministry of Supply issued a compulsory purchase order against Stock, transforming the estate into the ROF Chorley, an ammunition factory notable for producing the famed Dam Busters Bouncing bomb.

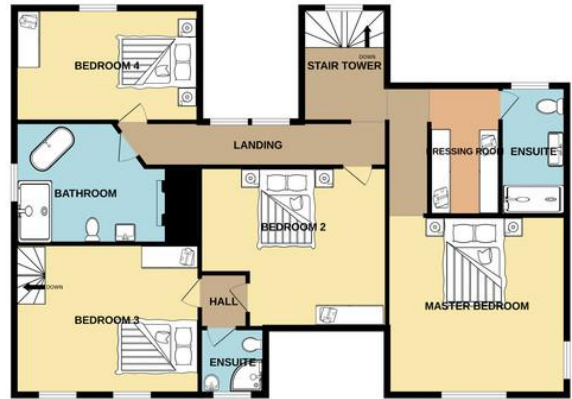


In 2018, the current owner acquired the dilapidated hall, embarking on a six-year journey of devoted restoration to breathe new life into the magnificent estate, preserving its historical grandeur for future generations to enjoy.

GROUND FLOOR
1347 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR
1358 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA : 3983sq.ft. (370.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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