



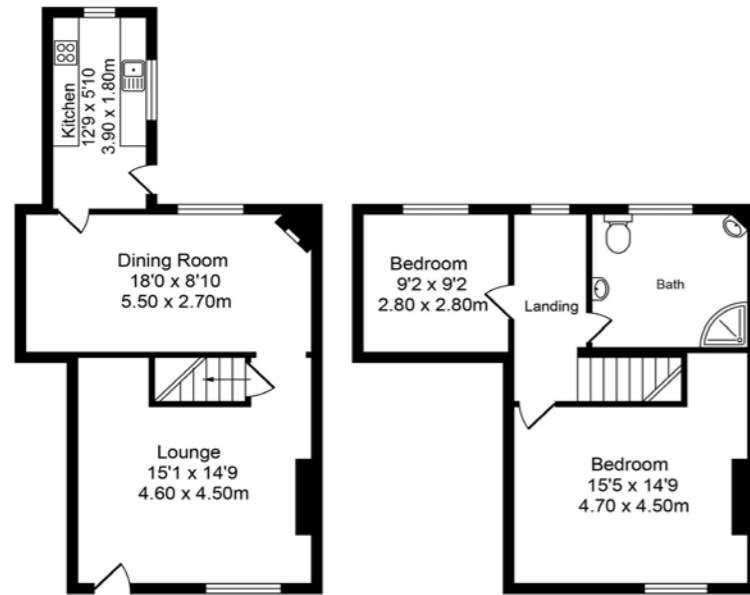
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

Total Approx. Floor Area 922 Sq.ft. (85.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
Approx. Floor Area 471 Sq.Ft (43.8 Sq.M.)

**First Floor**  
Approx. Floor Area 451 Sq.Ft (41.9 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Babylon Lane, Chorley  
Asking Price £259,995



This stunning stone cottage with its breath taking countryside views is a charming and character-filled haven that is bound to steal the hearts of all who cross its threshold. From the moment you step through the front gate, you can feel the magic of this enchanting home.

The spacious lounge beckons you with its beamed ceiling and inviting fireplace, complete with a cozy log burner. The staircase leading to the first floor adds to the allure of the room. Next door, the dining room offers panoramic views of the countryside and features a rustic flagstone tile floor. A corner log burner adds a touch of warmth and ambiance to the space. The kitchen extension is a true delight, brimming with character thanks to its Belfast sink and charming shaker-style wall and base units. The stable door provides easy access to the rear garden, perfect for enjoying your morning coffee or a glass of wine in the evening.

Upstairs, two generously sized bedrooms await, with the master bedroom boasting a beautiful fireplace. The family bathroom is a luxurious retreat, featuring a five-piece bathroom suite and a stunning slipper claw bath. Picture yourself soaking in the tub, surrounded by those breathtaking views, while sipping on a glass of bubbly - pure bliss.

Outside, the garden is a peaceful oasis, mostly laid to lawn with a charming circular patio area for al fresco dining or relaxation. A permit can be applied for off road parking.

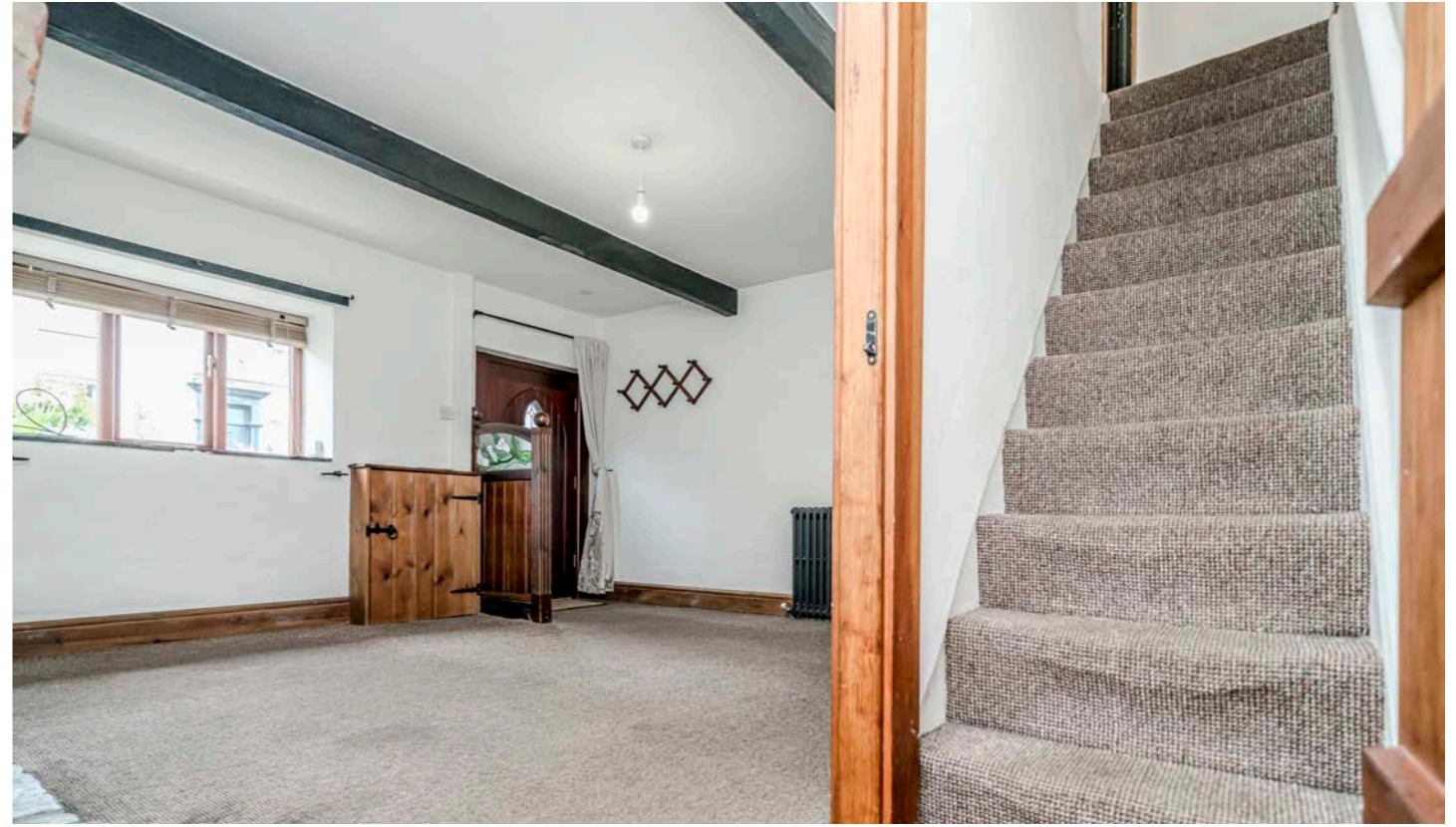
Heath Charnock is a picturesque location, ideal for enjoying the beautiful countryside and taking leisurely walks to the famous Rivington Pike. Just a short stroll away, the shops of Adlington village offer convenience, while major towns and cities are easily accessible via nearby motorway links.

This stunning stone cottage exudes character and charm, making it a coveted retreat for those who appreciate the beauty of the countryside and the warmth of a welcoming home.





**KEY FEATURES**  
Charming Stone Cottage  
Brimming with Character  
Two Bedrooms  
Circa 922 Square Feet  
Spacious Lounge  
Large Family Bathroom  
Rear Courtyard  
Countryside Views  
Sought After Village  
Location  
Good Transport Links









THE LUXURY PROPERTY SPECIALISTS

Babylon Lane, Chorley

A&P