

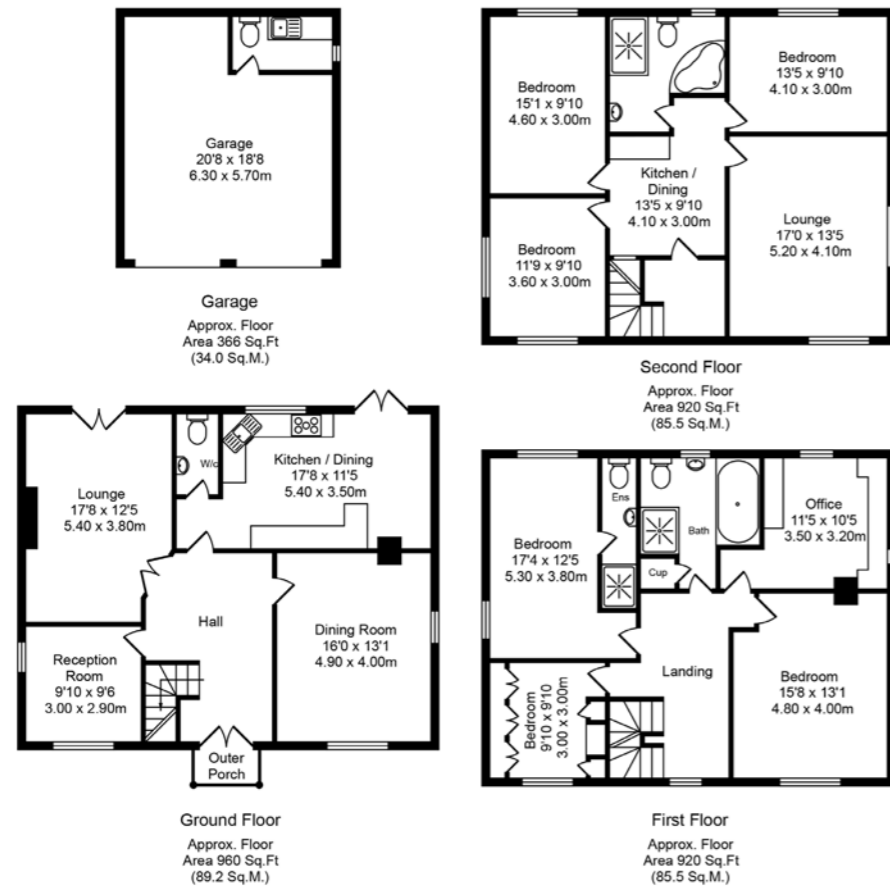


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 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 3166 Sq.ft. (294.2 Sq.M.)**

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



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

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.



*Stunning Family Home in Historic Chorley*

Don't miss this exceptional opportunity to own a spacious family residence in the charming heart of historic Chorley. Constructed in the mid-1990s by the current owners, this lovely home has served as a treasured family sanctuary. Nestled within the picturesque St Laurence's conservation area and adjacent to the acclaimed Astley Park, it's the perfect location for families. Plus, you'll enjoy the convenience of being within walking distance to both the railway station and bus terminal, with easy access to the motorway network. The property is elegantly framed by stylish wrought iron railings in black and gold, featuring two secure entry points: a main gate and a personnel gate that accommodates deliveries. Both gates can be locked for added peace of mind.

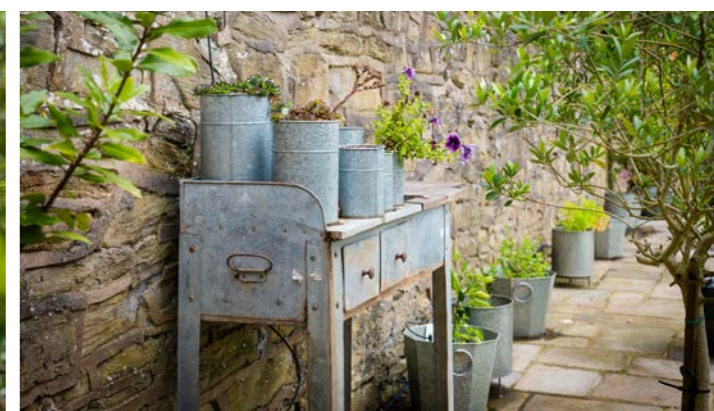
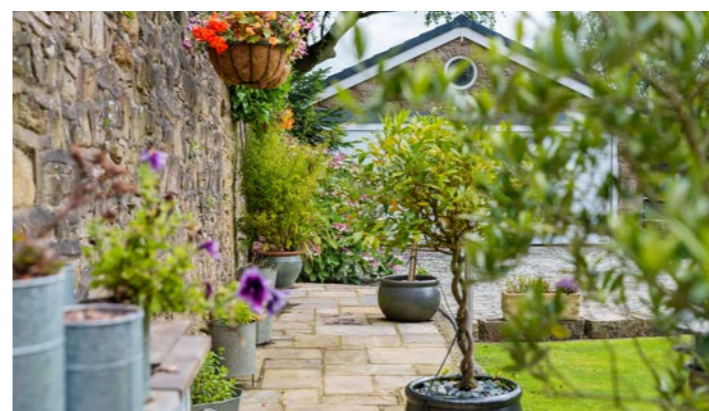
Upon entering through the front door, you are greeted by a spacious hallway that provides access to the ground floor rooms. A cozy reading room awaits, complete with a large fitted bookcase—perfect for book lovers. Two full-sized sash windows bathe the space in natural light, enhancing its inviting ambiance. Directly across the hallway, the expansive dining room comfortably accommodates 8 to 10 guests, featuring two large sash windows that not only flood the room with light but also offer lovely views of the garden pond and waterfall. A gas fire set in an original cast iron surround adds warmth and charm to this elegant space. Double doors from the hallway lead into the lounge, where an exquisite art nouveau marble fireplace with a real fire hearth serves as a stunning focal point. Double patio doors open onto a raised patio area, ideal for entertaining or enjoying the outdoors.

For the culinary enthusiast, the kitchen is a true delight, boasting generous granite worktops and ample cupboard and drawer space. It comes equipped with high-end appliances, including a large Miele dishwasher, a premium Miele oven, a Neff induction hob, and a combined eye-level microwave and grill. A convenient cloakroom off the kitchen features a toilet and sink for added practicality.

Ascending the beautifully hand-painted cart winder staircase, you'll find the first floor, where high ceilings create an airy and open feel. The main bedroom is a luxurious retreat, featuring elegant light fixtures and an en-suite bathroom equipped with a power shower and steam room, along with a stylish contemporary sink and toilet. Adjacent to the main bedroom lies a spacious second bedroom, adorned with a stunning feature light shade that serves as a captivating centerpiece, easily adjustable to create a soothing ambiance. What was once a modest box room has been transformed into a generous wardrobe and storage area, complete with a stylish mirror and dressing table. The fourth room, which originally functioned as a double bedroom, has been reimagined into a spacious double office, a testament to the work-from-home trend. The bathroom is equipped with a sink unit, bidet, toilet, and an expansive double bath, enhanced with luxurious jacuzzi jets. For those who appreciate a refreshing shower experience, a separate shower cabinet boasts a powerful monsoon shower, a handheld option, fixed body jets, and a steam generator.

This innovative cubicle even features built-in speakers, allowing you to enjoy music from radio, MP3, or any compatible device. Additionally, a conveniently shelved airing cupboard houses the hot water tank, ensuring practicality in this elegant space. The second floor of this remarkable property is fully self-contained, featuring a convenient kitchenette complete with a breakfast bar. A spacious lounge/sitting room offers beautiful views of Astley Park, as well as a picturesque outlook over the front and side gardens, where the charming feature pond is located. The three generously sized bedrooms are well-appointed, all serviced by a family bathroom that boasts a contemporary sink, toilet, and a stylish corner bath. The bathroom also includes a large shower with a curved screen and an open walk-in design at one end. This floor is perfect for multi-generational living or could serve as a lucrative secondary income opportunity, such as an Airbnb or long-term rental.

In addition to its impressive size and proportion, one of the standout features of this property is its beautifully landscaped garden. Developed over the past 25 years, the garden is designed with a walled layout that includes a spacious lawn area, ample enough to accommodate a marquee for up to 50 guests. The lawn is bordered by a traditional cobbled secure parking area, allowing for easy vehicle maneuvering. To the south side of the lawn, you'll find an established conifer bed and a circular grey cobbled dining area, perfect for al fresco meals. Adjacent to the dining area is a bed filled with Mediterranean plants and shrubs, leading to a large wooden deck overlooking a serene pond and waterfall. Throughout the garden, a variety of potted plants thrive, all maintained by an efficient irrigation system that ensures they are watered daily. In addition to the raised and lowered patios outside the kitchen and lounge, an extra patio has been added to the south side of the property, providing a sun-soaked seating area perfect for enjoying the later hours of the day. At the far end of the garden, a double garage with newly fitted automatic roller doors houses the utility room for washing and drying. The garden is beautifully illuminated by feature lights, security lights, and solar display lights, creating a magical atmosphere in the evenings.





#### KEY FEATURES

Detached Georgian Property

Large Plot

Three Storey

Circa 3166 Square Feet

Potential to Divide into Two Properties

Six Bedrooms

Modern Dining Kitchen

Three Bathrooms

Stunning Landscaped Gardens

Detached Double Garage







