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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Merfield, Chorley, PR7 1UP

Offers Over £580,000

A CHARMING AND CHARACTERFUL, ARCHITECT DESIGNED DWELLING IN A DESIRABLE LOCATION!

We are proud to present to the market, a rare property, perfectly situated on the edge of Astley Park in the former grounds of Astley Hall in Chorley. This beautiful architect designed detached 5 bedroom family home offers impressive accommodation that quite easily allows three families to live independently. The location is extremely desirable being within easy reach of shops and amenities, excellent schools and superb transport links. The M6 and M61 motorway are only a short distance away, ensuring major centres such as Manchester, Preston and Liverpool are within a commutable distance. Trains to London are frequent and fast and popular beauty spots such as The Lake District, Peak District, Southport and White Coppice are popular beauty spots within close proximity.

This versatile and charming property with wooden floors throughout was designed by the present owner and spans in excess of 2515 square feet (233.7 sq metres). The house has a secluded main entrance surrounded by mature trees and a driveway that will accommodate up to 4 vehicles. The property boasts three front entrances, one leading to the main accommodation, the second to a potential annex and a third to a studio flat/double bedroom. Through the main entrance one is welcomed into an impressive/ornate dining/reception hall, which benefits from an abundance of light which floods in via full length glass doors. To the left of the hall is a convenient cloakroom and wash-room. Adjacent there is a separate family bathroom, complete with bidet, bath/shower. Off the hall, double solid wooden doors lead to an impressive sitting room, which looks over the beautiful south facing garden. Special features include high ceiling, open fireplace with cast iron grate and an adjoining library/study area. The open plan kitchen-dining room has views over a secluded garden, which is perfect for barbecue and family gatherings.

Merefield, Chorley, PR7 1UP

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The Winchmore designer solid wood kitchen is fully equipped with dishwasher, electric oven and unique copper extractor hood. There is a separate laundry room. The generous dining area affords seating for 8/10 people.

The ground floor has a double bedroom/study/snug with fully fitted cupboards/storage. Also, on the ground floor, with views over mature secluded gardens are a further two double bedrooms, with ensuite, fitted wardrobes/dressing area and ample storage. This area has its own private entrance and is a very flexible space. The current owners use it as a separate self contained flat/annex with fully fitted kitchen and ensuite bathroom/shower. It is ideal for elderly parents/visitors/income or teenagers.

Ascending from the main Hall to the first floor via an impressive bespoke staircase there are two large double bedrooms with a wet room and extensive wardrobes and storage. With its own separate entrance, ascending from the kitchen/dining via a study/hall there is a further bespoke staircase, which leads to a very large room, plumbed for ensuite bathroom. There are three windows with an enviable view over Astley Park. This could potentially be a master bedroom, playroom/studio/office/home gym or separate studio flat.

Externally, to the front and rear, the property is surrounded by mature gardens. This provides seclusion and peaceful grounds to enjoy. In addition there is a large vegetable/fruit tree area, with potting shed and ground prepared for a large greenhouse. Adjoining the house is a large double garage that can accommodate two cars plus a workshop area with fitted storage.

This property is designed to be versatile, with the further potential to extend. It's the ideal choice for a family. It can accommodate independent living for grandparents, rendering it ideal for a complete Family Home and has the added benefit of being Chain Free.

The house is unique with its three separate entrances and its enviable position on Astley Park. Early viewing is recommended.

Ground Floor

Entrance Hallway

22'2 x 12'5 (6.76m x 3.78m)

Solid wood front entrance door, central heating radiator, wood flooring, return staircase to the first floor, under stairs storage and doors to cloak cupboard, bathroom, dining room, lounge, bedroom and annex.

Cloakroom

6'2 x 4'4 (1.88m x 1.32m)

Central heating radiator and door to WC.

WC

6'3 x 2'5 (1.91m x 0.74m)

Low basin WC, vanity top wash basin and central heating radiator.

Bathroom

8'8 x 8'5 (2.64m x 2.57m)

Wood panelled bath with direct feed shower overhead, low basin WC, bidet, vanity top wash basin, part tiled elevations, fitted storage and wood flooring.

Lounge

20'2 x 16'8 (6.15m x 5.08m)

Aluminium framed double glazed sliding doors to the rear, cast iron open flue fire, television point and wood flooring.

Bedroom

12'3 x 11'7 (3.73m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood flooring.

Dining Room

18'4 x 9'9 (5.59m x 2.97m)

UPVC double glazed sliding doors to the rear, central heating radiator, wood flooring, doors to utility and back hall and open to the kitchen.

Kitchen

9' x 8'7 (2.74m x 2.62m)

UPVC double glazed window, range of wood panelled wall and base units with marble effect surfaces and upstands, electric oven with gas hob, stainless steel one and a half bowl sink with drainer and mixer tap, space for fridge freezer and wood flooring.

Utility

4'5 x 3'9 (1.35m x 1.14m)

Heated towel rail, plumbing for utilities and Logik combination boiler.

Back Hall

9'9 x 8'7 (2.97m x 2.62m)

Hardwood single glazed entrance door, central heating radiator and stairs to bedroom five.

Bedroom Five

27' x 11'6 (8.23m x 3.51m)

Hardwood double glazed windows, central heating radiator and exposed floorboards.

Annex Hallway

24'9 x 4'2 (7.54m x 1.27m)

Fitted wardrobes and shelving, wood flooring and doors to lounge, bedroom and front elevation.

Annex Lounge

15'1 x 11'2 (4.60m x 3.40m)

Aluminium framed double glazed sliding doors to the rear, gas fire and door to the kitchenette.

Annex Bedroom

13'5 x 12'4 (4.09m x 3.76m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

10'3 x 5'4 (3.12m x 1.63m)

Panelled bath with electric feed shower overhead, low basin WC, table top wash basin, tiled elevations, extractor fan and hardwood double door to the kitchenette.

Kitchenette

10'1 x 6' (3.07m x 1.83m)

Range of wood panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, wood flooring and spotlights.

First Floor

Landing

8'4 x 6'4 (2.54m x 1.93m)

Wood clad ceiling, exposed floorboards and doors to wet room and two bedrooms.

Bedroom One

14'4 x 11'7 (4.37m x 3.53m)

Velux window, hardwood double glazed window and fitted wardrobes.

Bedroom Two

10'9 x 7'3 (3.28m x 2.21m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and eaves access.

Wet Room

6'2 x 3'5 (1.88m x 1.04m)

Electric shower unit, low basin WC, pedestal wash basin, tiled elevations, extractor fan and tiled flooring.

External

Rear

Enclosed laid to lawn garden with stone patio areas, planters and enclosing hedges.



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