



## **Fellstone Vale, Withnell, Chorley**

**Offers Over £399,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four/five-bedroom detached family home, located in the highly sought-after village of Withnell. Set within a peaceful, rural setting surrounded by picturesque countryside walks, this home offers the perfect blend of modern living and village charm. Withnell itself is a welcoming community, ideally situated for families seeking a quieter lifestyle while still being within easy reach of nearby towns and cities such as Chorley, Blackburn, and Preston. Excellent travel links are close at hand, with the M65 and M61 motorways providing easy access across the North West, and both Chorley and Adlington train stations offering regular rail services. Local amenities, schools, and scenic walking trails are all within convenient reach, making this an ideal home for those seeking both comfort and connectivity.

Stepping inside, you are greeted by a welcoming reception hall, with the staircase rising to the first floor. Towards the front of the property is a versatile study, complemented by a modern shower room just off—perfectly suited for use as a fifth bedroom or guest suite if desired. The spacious lounge sits to the front of the home, boasting a charming feature fireplace that adds a cosy focal point, while an open layout seamlessly connects to the dining room, complete with French doors that lead out to the rear garden. The modern kitchen/breakfast room is fitted with ample storage cupboards, an integrated dishwasher, and a convenient breakfast bar for two, creating a relaxed space for family meals. The kitchen also provides secondary access to the shower room, adding further practicality to the layout.

To the first floor, you'll find four well-proportioned bedrooms, each thoughtfully designed with families in mind. The master bedroom benefits from a contemporary three-piece en-suite shower room, while the remaining bedrooms each feature fitted wardrobes for additional storage. Completing the upper level is a modern three-piece shower room, finished to a high standard and serving the rest of the household.

Externally, the property enjoys a neatly maintained frontage with a driveway providing parking for up to three cars, alongside a small landscaped front garden adorned with manicured trees and shrubs. To the rear, a sizeable garden awaits—perfect for family gatherings or relaxing outdoors—with a patio seating area leading onto a generous lawned garden. To the far side, a detached single garage provides further storage or parking options.

Overall, this is a wonderful family home that perfectly combines rural charm, modern comfort, and a highly desirable village setting.





































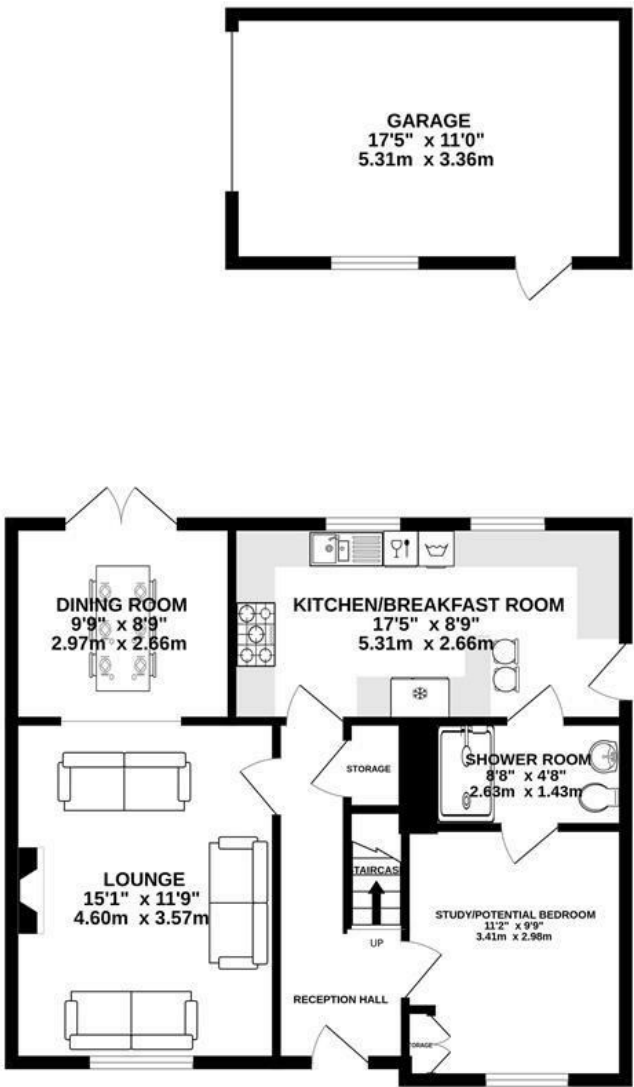




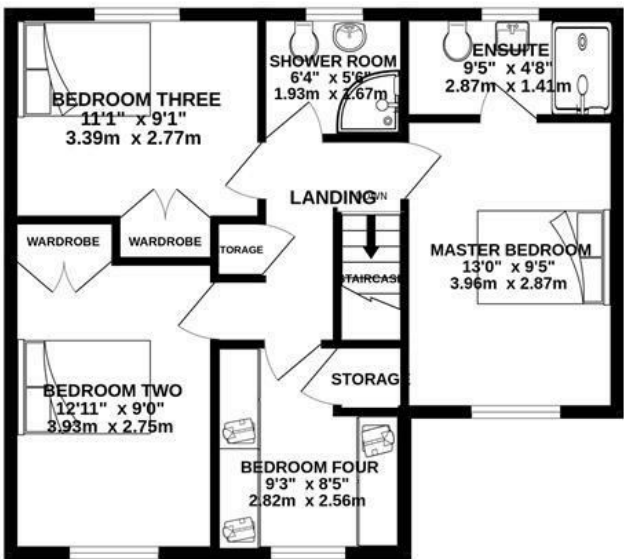


# BEN ROSE

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.




TOTAL FLOOR AREA : 1418 sq.ft. (131.8 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	70
England & Wales	EU Directive 2002/91/EC 	

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

