Maria B Evans Estate Agents Limited

Oaklands, 90 Blackburn Road, Whittle Le Woods PR6 8LG

Offers in the region of £675,000



- Detached home set within approximately 5.9 acres
- Exciting prospect offering considerable scope for renovation
- Three bedrooms and a three-piece family bathroom
- Two reception rooms and kitchen with adjacent utility/ boot room
- Sand manege and a total of eight stables
- Land beyond arranged into three paddocks for grazing
- Various timber and corrugated metal outbuildings for storage
- Conveniently positioned close to local amenities and schools
- Excellent motorway connections

Once a much-loved home, Oaklands is now ready for someone new to take the reins and restore it to its former charm. Offering considerable potential, this substantial detached property is accompanied by approximately 5.9 acres of land, a manège, stable blocks and a collection of outbuildings, presenting an exciting opportunity to create a wonderful country home with equestrian facilities quite literally on the doorstep.





Project plans and dreams…

The property is approached through a pair of wrought-iron gates that open onto a front garden laid to lawn and framed by established shrubs and mature planting. A shale pathway leads towards the front door, where an entrance porch is finished with decorative floor tiling. A second internal door with opaque glazed insets opens into the main entrance hall, from which the staircase rises to the first floor with a useful storage cupboard beneath equipped with pendant light and inset to the garage.

The dining room has a box window overlooking the front garden, an open fireplace complete with a tiled hearth, decorative surround and a mantelpiece and a central pendant light.

At the rear, the reception has a box window to the rear garden, a window to the side, television point to the corner and both pendant and wall lighting.

A kitchen with a rural outlook…

The kitchen occupies a dual-aspect position to the rear of the home, with windows overlooking both the side and rear grounds. Wall and base units line opposing sides, incorporating a stainless-steel sink with etched drainers to either side, with space for a fridge-freezer and additional appliances. There are two pendant lights.

A door leads through to the rear porch, a particularly practical addition for country living. With tiled surfaces, a water tap and drainage, this is just the place for washing muddy boots or rinsing down the dogs after a day of walking. An external door provides direct access to the rear garden. Completing the ground-floor accommodation is a cloakroom fitted with a close-coupled w.c. and opaque window, alongside an adjacent storeroom.

To the first floor…

The landing provides access to three bedrooms and the family bathroom.

The principal bedroom is a generously proportioned room positioned to the rear of the property, enjoying a window overlooking the grounds and offering ample opportunity to create a restful retreat. A central pendant light completes the space.

Bedroom two is another good-sized double, this time overlooking the front, with a pendant light above and plenty of scope for the arrangement of bedroom furniture.

The third bedroom is also positioned to the front and, whilst more modest in size, offers flexibility as a single bedroom, nursery or dedicated home study.
Serving the three bedrooms is the family bathroom, which offers space for a traditional three-piece suite comprising a bathtub, pedestal wash hand basin and low-flush w.c. Integrated cupboards provide useful storage and also accommodate the hot water cylinder.

Outside, a world of potential…

Beyond the house, the gardens and ground offer a great opportunity for a variety of pursuits. With approximately 5.9 acres to explore, an established equestrian setup and a collection of outbuildings, there is plenty here for someone with the vision and enthusiasm to bring this country property back to its best.

At home with the chickens…

Immediately to the rear of the house, the garden begins with a paved area, and a substantial timber shed sits to one side. Beyond, an expanse of lawn stretches towards iron railings at the rear, with a traditional stone wall defining the side boundary. Nature has made itself quite at home here, with wild rabbits often seen darting across the grass and squirrels scurrying amongst the trees.





An iron gate opens onto a track leading further into the land, passing an outbuilding, chicken coop and sand manège to the side. Whilst the facilities would benefit from attention and improvement, the foundations of an established equestrian property are already in place, offering an exciting starting point for those looking to create a setup tailored to their own requirements.





Room to roam…

A collection of outbuildings occupies the land to the rear of the house. Constructed from a combination of steel framing and corrugated metal, these include a hay barn with an adjoining open-fronted section, ideal for the storage of horseboxes, trailers or agricultural vehicles. Adjacent, a timber stable block provides three further stables.





Beyond, an additional stable block is accessed via an iron gate, opening onto a concrete apron sheltered by an overhanging roof. Here, a row of five brick-built stables is equipped with power and lighting, whilst centrally positioned double doors open into a generously sized tack room, providing a practical space for the organisation and storage of equestrian equipment. At one side, a further iron gate allows horses to be led directly out towards the surrounding fields, which are currently divided into three paddock areas.





Oaklands is certainly a property that asks for some imagination and investment, but with its acreage, existing infrastructure and countryside setting, it offers the rare chance to take on an established equestrian home and make it entirely your own.

Our top picks for you…

Everyday amenities and places to dine are comfortably close at hand, with The Red Cat just along the road for an evening meal. The nearby village of Wheelton offers a traditional tearoom and village pub, whilst continuing into Brinscall reveals a lovely selection of independent cafés, including TwoFourOne and Whins, alongside delicatessens, a local farm shop and The Golden Lion. The Dressers Arms is another popular choice, with the adjoining Little Hong Kong restaurant offering something a little different.

For a wider selection of amenities, Chorley town centre is within easy reach, with its array of shops, supermarkets and traditional market, held every Saturday and offering a variety of local produce. Supermarkets like M&S, Booths, Tesco and Aldi can be found close by.

Educational opportunities are well catered for, with St Peter's Church of England Primary School and St Joseph's Catholic Primary School nearby, whilst St Michael's Church of England High School and Parklands High School provide secondary education and Runshaw College in Leyland offering further education.

Transport connections are equally convenient, with regular bus services accessible along Blackburn Road and excellent access to the M61 motorway, providing straightforward routes towards Manchester and Preston, ideal for those commuting.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is E

The Council Tax Band is E

The property is served by mains drainage

Please note:
Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.