

## Knowsley Cottage Dill Hall Brow, Heath Charnock, Chorley, PR6 9HD



**£750,000**

Amazing detached stone property situated in a rural location, in the very heart of Rivington. Surrounded by farmland. This unique home offers a quiet lifestyle while still being within easy reach of shops, schools and good transport links. This four bedroom property benefits from double garage off road parking gardens and patio dining area, balcony to the first floor, fully double glazed, and central heating. This opportunity to wake up to amazing views from every window needs to be viewed to appreciate the location, condition and everything a property of this standard has to offer.

- Four Bedroom Detached Stone Property
- Double Garage / Off Road Parking
- Freehold
- Balcony
- EPC Rating
- Rural Location
- Gardens
- Amazing Views
- Council Tax Band G



Superb four bedroom stone detached property set in an idyllic rural location, in the very heart of Rivington, surrounded by farmland. This detached property is full of character and with easy reach of local shops, schools and local amenities. The property comprises:- entrance hall, office/bedroom 4, bedroom with En-Suite, boot room/utility, master bedroom with En-Suite leading onto courtyard, and bedroom, to the first floor there is a balcony, dining room, two lounges and a fully fitted kitchen. To the outside there is a double garage, driveway, patio dining areas and gardens offering views to all sides..

viewing is highly recommended to appreciate the location, condition and the lifestyle this character property offers.

### Entrance Hall

UPVC double glazed oak effect window to front, tiled flooring,:

### Master Bedroom 12'1" x 14'10" (3.68m x 4.52m)

Window to rear, uPVC oak effect double glazed French doors to garden, :

### En-suite

Fitted with three piece white suite comprising tiled shower enclosure, inset wash hand basin in vanity unit, high-level flush WC and ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed oak effect window to side.

### Bedroom 2 16'10" x 10'2" (5.13m x 3.09m)

Windows to side, uPVC double glazed oak effect window to side, two double radiators,, :

### En-suite

Fitted with three piece suite comprising tiled double shower enclosure, vanity wash hand basin with mixer tap storage under, low-level flush WC and heated towel rail, extractor fan full height tiling to all walls, uPVC frosted double glazed window to side.

### Bathroom

Three piece white suite comprising roll top bath with ornamental feet and shower attachment over, pedestal wash hand basin and high-level flush WC, ceramic and tiling to all walls, heated towel rail, uPVC double glazed oak effect window to side, ceramic tiled flooring.

### Utility /Boot Room 5'10" x 9'9" (1.77m x 2.97m)

Fitted with a matching range of base and eye level units with worktop space over, china belfast sink unit, wall mounted gas boiler serving heating system and domestic hot water, plumbing for washing machine, uPVC double glazed oak effect window to rear, uPVC oak effect double glazed door to rear, door to:



**Bedroom 3 13'11" x 14'2" (4.24m x 4.32m)**

Window to side, Storage cupboard, double radiator,

**Office / Bedroom 4 8'10" x 9'9" (2.68m x 2.97m)**

UPVC double glazed oak effect window to side, radiator, laminate flooring.

**Storage**

Storage cupboard.

**Dining Room 11'11" x 14'4" (3.63m x 4.37m)**

UPVC double glazed oak effect window to rear with panoramic views of open countryside, uPVC double glazed oak effect window to side.



**Kitchen 14'10" x 9'6" (4.52m x 2.90m)**

Fitted with a matching range of base and eye level units with drawers, cornice trims and contrasting black granite worktop space over, breakfast bar, matching island unit with storage under, sink unit with mixer tap, space for fridge/freezer integrated dishwasher, eye level electric fan assisted oven, with integral microwave oven electric induction, hob with extractor hood over, built-in, uPVC double glazed oak effect window to rear, uPVC double glazed oak effect window to side :



**Lounge 13'9" x 19'10" (4.19m x 6.05m)**

UPVC double glazed oak effect window to side, feature fireplace with stone built surround and tiled hearth, solid fuel burner stove with glass door in chimney, uPVC oak effect double glazed french doors leading to balcony, door to:

**Lounge 17'1" x 15'3" (5.21m x 4.65m)**

UPVC double glazed oak effect window to front with panoramic views of open countryside, window to side, uPVC double glazed window to side with panoramic views of open countryside, feature fireplace with stone built surround and solid fuel burner stove with glass door in chimney, two double radiators, vaulted ceiling with feature beams.



**Balcony 12'5" x 7'9" (3.78m x 2.36m)**

**Double Garage**

Stone double garage with power and lighting.

**Garden Areas**

Lawned area with mature planting stone patio dining area. Cotswold stoned driveway





The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being let in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantees unless specifically marked.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

