



*Chapel House, Whittlestone Head*

Darwen



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Competitively Priced Chapel House is a most prestigious 4-bedroom property. Steeped in History this stunning country house dates back to 1885 and its current owners have beautifully maintained many of its outstanding features, giving the property a modern yet contemporary feel.

Nestled away in a secure private position, a prominent large, private gated estate with sweeping turning circle surrounded by rolling green countryside with views from every window. The stone house sits within an approximate 10-acre plot of mature gardens and grazing enjoying stunning panoramic 360-degree views over the surrounding countryside and has a private gated access from Blackburn Road for any farm machinery and is well suited for horses or other animals.



The property offers many original features with beamed ceilings, a welcoming entrance hallway/sitting room with hardwood flooring and a log burner, a very spacious lounge with wood burner set in a copper surround with lots of natural light, good sized conservatory overlooking the stunning gardens.

Open plan bespoke breakfast kitchen fitted with a German units and Corian work surfaces with integrated appliances including an induction hob and gas hob, double oven and grill and an integrated dishwasher, dining room and study all having a lovely aspect over the gardens.

Upstairs is a very spacious landing mezzanine with a beautiful tall window to the front aspect, four double bedrooms master with an ensuite bathroom and a family bathroom.

Outside there is an attached double garage with an up and over door, the property has natural flowing spring water to the property and has a stream running through to the rear with water fall and stone features. The property is also offered with no onward chain.

Situated in the highly sought after location properties like this very rarely come to the market as this competitive price. This family home is close by to popular schools, both primary, secondary, and private schools. Accessible to the Northwest motorway system and railway links to Manchester with local stations close by. Please contact our office for a private viewing.





## *Entrance Hall/Sitting Room*

Wood burner, hardwood flooring, tall gallery windows to the front aspect, double doors to the front.

## *Lounge*

Spacious lounge with wood burner set in a copper surround, feature lighting, hardwood flooring, double hardwood glass doors through to the conservatory.

## *Dining Room*

A lovely double-glazed window overlooking the sweeping gardens, hardwood flooring.

## *Conservatory*

Double glazed window, led lighting.





## *Study*

Dual aspect views over gardens including feature round window.

## *Dining/Breakfast Kitchen*

Log burner, fitted with a German kitchen with lots of storage, Corian worksurfaces, integrated appliances including a Bosch double oven, gas and induction hob, dishwasher, Porcelain tiled flooring and feature lighting.

## *Cloakroom*

Fitted storage units with space for a washing machine and dryer. Two piece suite.

## *Landing*

Mezzanine landing which overlooks a beautiful tall gallery window and has many original ceiling beams.





### *Bedroom One*

Double bedroom with many original features, access to the en-suite bathroom, fitted wardrobes and dressing area.

### *Bedroom Two*

Double Bedroom with fitted wardrobes, lovely aspect overlooking the gardens with many original features.

### *Bedroom Three*

Double Bedroom, double glazed windows with many original features.

### *Bedroom Four*

Double glazed window with many original features.





### *En-Suite Bathroom*

Four-piece Laufen suite including his and her's wash hand basin, bidet, walk in shower cubicle with shower over, low level w.c and vanity unit and under floor heating.

### *Family Bathroom*

Four-piece suite including a walk in shower cubicle with a shower over, bath with mixer tap low level w.c, wash hand basin, Porcelain tiled flooring.

### *Outside*

Beautiful wrap around gardens to the front, side and rear with approximately 10 acres of land. Sweeping driveway with a private gated entrance with a intercom service and rear patio with lovely seating area over looking the views. Outside power points and external lighting.

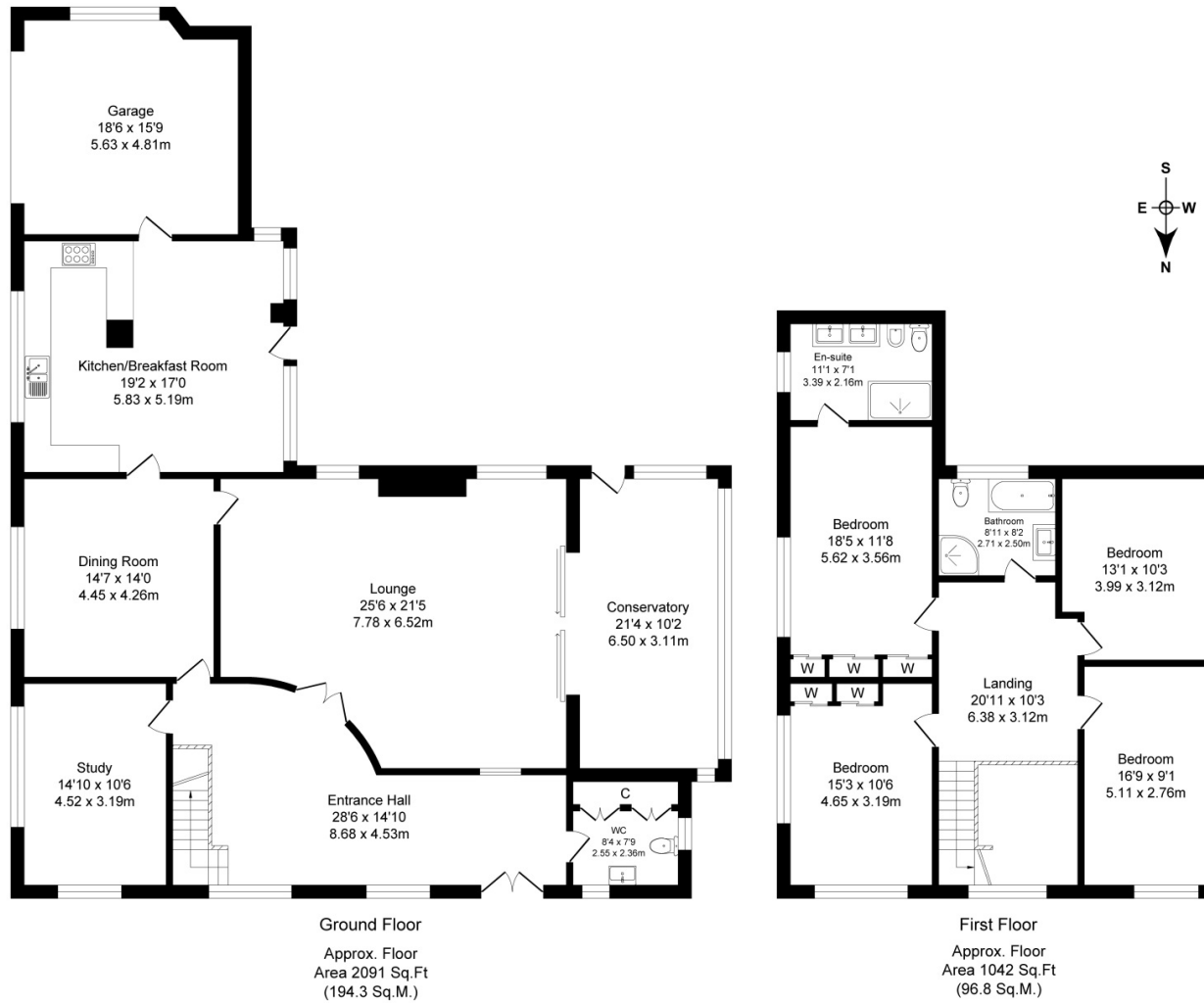






Chapel House Whittlestone Head,  
Total Approx. Floor Area 3133 Sq.ft. (291.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Miller Metcalfe  
PRESTIGE

SINCE 1891

87A Lea Gate

Bolton, BL2 4BQ

T : 01204 308000 | WWW.MILLERMETCALFE.CO.UK