



# Throstle Nest Farm

Bolton Road, Chorley, PR6 9HN

**P Wilson & Company**  
Chartered Surveyors



# Throstle Nest Farm

Bolton Road, Chorley, PR6 9HN

For Sale as a Whole  
Offers in excess of £450,000

An exciting opportunity to acquire a substantial double-fronted farmhouse, circa. 970 sq ft, on the outskirts of Adlington. Throstle Nest Farm, although requiring modernisation, is of great proportion, and has the potential to be a wonderful family home. The property, in addition to the farmhouse, also benefits from a permission in principle, for a single dwelling in the grounds. Overall, a fantastic opportunity for purchasers to add their own stamp to a property.

## Location

The property is situated within close proximity to the centre of Adlington, which benefits from local amenities such as shops, well-respected schools and excellent transport links via rail and road.

## Directions

The location of Throstle Nest Farm is shown on the plan at the rear of these particulars. For satnav purposes, use postcode PR6 9HN.

From Junction 6 of the M61, take the third exit onto Blackrod Bypass Road, then the third exit onto Railway Road. At the crossroads, turn right onto Chorley Road/Bolton Road, where the property is located approximately 0.5 miles on the right.

Alternatively, from Chorley, follow Park Road and then Bolton Road for approximately 3 miles south, with the Farmhouse situated on the right.

What3words: ///unrealistic.landlady.tribal

The property offers the following accommodation:

## Ground Floor

### Porch

Double door entrance into porch area, with beautiful stain glass windowed internal door. Leading to hallway.

### Hallway

Provides access to all downstairs rooms, and understairs storage.

### Kitchen

3.91m x 3.62m

A range of fitted wall and base units with inset sink and drainer. Access to the utility and dining room, and external door leading to the track which borders the property.

## Utility

3.63m x 4.25m

Stairs leading down from the kitchen to a utility room, which includes a WC and an external door leading to the garden.

## Dining Room

4.55m x 4.55m

A spacious room benefitting from high ceilings, large windows to the front, fireplace, built in storage and radiators.

## Sitting Room

4.55m x 4.25m

Another spacious room benefitting from high ceilings, large windows to the front, fireplace and radiator.

## First Floor

### Landing

Cupboard containing gas fired central heating boiler.

### Bedroom 1

3.64m x 4.25m

A generously sized room with fitted storage and a window to the rear with radiator.

### Main Bathroom

2.5m x 3.91m

A modern bathroom, comprising wash hand basin, WC and a walk in shower. Partially tiled wall and built in storage.

### Bedroom 2

4.58m x 2.74m

The third bedroom has a window to the front and radiator.

## Bedroom 3

4.55m x 4.25m

A generously sized room with built in storage, fireplace and window to the front

## Bathroom 2

4.18m x 1.73m

Shower over bath, WC, wash hand basin and window to the side

## Outside

The property benefits from a large wrap around garden which has vehicle and pedestrian access off the side track.

## Services

It is understood that the property benefits from a mains water, sewerage, gas and electricity supply, but purchasers are advised to make their own enquires.

## Tenure

The property is offered freehold with vacant possession.

## Planning

The property is offered for sale with the benefit of planning approval (Permission in Principle) under the Town & Country Planning Order 2016 (as amended) under reference 25/00009/PIP, granted by Chorley Borough Council on the 14<sup>th</sup> February 2025.

## Rights of Way, Easements and Wayleaves

The property is sold subject to all existing rights of way, wayleaves and easements.

## Method of Sale/Guide Price

The property is offered for sale by private treaty. With offers in excess of £450,000.

## Enquiries/Viewings

Viewings are strictly by appointment only arranged through P Wilson & Company. All enquiries should be addressed to Scarlett Flood at P Wilson & Company.

[scarlett.flood@pwcsurveyors.co.uk](mailto:scarlett.flood@pwcsurveyors.co.uk)

Tel: 01772 882277

## Plans

All plans are for identification purposes only. All dimensions stated in these particulars are maximum measurements.

## Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Plans  
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