

# GUILDHALL

SALES & LETTINGS



## Back Lane Farm Dover Lane

Brindle, Chorley, PR6 8PE

£800,000



AN IDYLIC FARMHOUSE WITH EQUESTRIAN FACILITIES AND GRAZING FIELDS

Situated in the idyllic area of Brindle, on the outskirts of the charming village near Chorley, this truly beautiful and impeccably presented four-bedroom stone-built semi detached farmhouse offers character, space and breathtaking views across the Lancashire countryside. Set within approximately 2.5 acres, the property is perfectly suited to family living and those with equestrian interests.

The farmhouse sits within beautifully landscaped gardens and enjoys a spacious plot that includes grazing land, four established stables, and a well-equipped tack room. Positioned on a popular hacking route, the setting provides exceptional riding opportunities alongside stunning open views.

Externally, the property benefits from ample off-road parking and a detached double garage, offering both practicality and convenience. Lovingly maintained by the current owners, the home is a true credit to them, combining traditional charm with excellent outdoor facilities.



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## Ground Floor

Door to porch.

## Porch

2 x UPVC double glazed windows, exposed beams, boiler, vinyl floor, stable door to kitchen, hard wood door to rear.

## Kitchen

5 x UPVC double glazed windows, cast iron central heating radiator, range of wall, drawer and base units, Belfast sink with high spout tap, 3 door Rangemaster cooker, 5 ring hob, integrated extractor hood with spot lighting, exposed beams, vinyl floor, hardwood doors to reception room, snug/ bedroom 4, WC and utility room, solid oak stairs to first floor.

## Reception Room

2 x UPVC double glazed windows, 2 x central heating radiators, exposed beams, cast iron multi fuel burner with stone hearth, television point, hardwood door to front, UPVC double glazed door to rear.

## Snug/ Bedroom 4

UPVC double glazed window, central heating radiator, door to WC.

## WC/ Utility

UPVC double glazed frosted window, cast iron central heating radiator, wall mounted sink with traditional taps, high flush WC, integrated washing machine and dryer, vinyl floor.

## First Floor Landing

UPVC double glazed window, central heating radiator, exposed beams, loft access, hardwood doors to 3 bedrooms and bathroom.

## Bedroom 1

2 x UPVC double glazed windows, central heating radiator, exposed beams, fitted wardrobe, loft access, hardwood door to en-suite.

## En-Suite

Velux double glazed window, central heating radiator, three piece suite comprising: pedestal wash basin with traditional taps, low flush WC and corner shower, exposed stone and beams, spotlighting and extractor fan.

## Bedroom 2

UPVC double glazed window, central heating radiator, fitted wardrobes.

## Bedroom 3

UPVC double glazed window, central heating radiator, fitted wardrobe.

## Bathroom

Velux window, central heating towel radiator, four piece suite comprising; pedestal wash basin with traditional taps, roll top freestanding bath with mixer tap and rinse head, corner shower and low flush WC, exposed stone wall, exposed beams, spotlights, extractor fan, vinyl floor.

## Externally

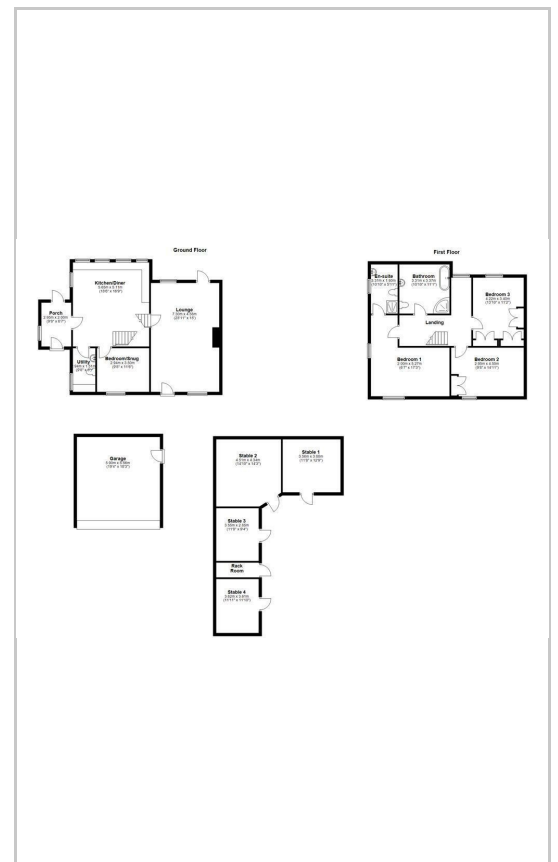
Approx 2.5 Acres of land - 4 stables & rack room, detached double garage and grazing field.

Paving, stone chips, plant beds and shrubs.

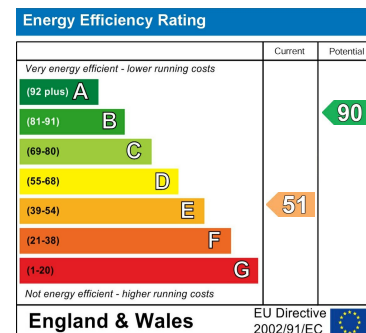
## Area Map



## Floor Plans



## Energy Efficiency Graph



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