



SWITCH
ESTATE AGENTS



Holly Mount Copthurst Lane, Whittle-Le-Woods, Chorley, PR6 8LR

Offers over £450,000

- Charming four-bedroom cottage dating back to the 1800s
- Tastefully modernised while retaining original character
- Two-tiered garden with views across open fields and the Leeds and Liverpool Canal
- Spacious living room with feature bay window and log-burning stove
- Stylish four-piece bathroom with walk-in shower and freestanding bath
- Spacious accommodation arranged across four levels
- Idyllic rural setting
- Modern kitchen diner with integrated appliances and breakfast bar
- Impressive principal suite with en-suite and Velux windows
- Excellent access to local schools, amenities and motorway links

Holly Mount Copthurst Lane, Chorley PR6 8LR

Switch Estates is delighted to present this charming and spacious four-bedroom cottage, offering beautifully arranged accommodation across four levels.

Dating back to the 1800s, Holly Mount is filled with character and has been tastefully modernised to complement contemporary family life. Occupying an idyllic rural setting, the property enjoys woodland views to the front and far-reaching views across open fields and the Leeds and Liverpool Canal.

The accommodation begins with an L-shaped entrance hallway leading into a spacious modern kitchen diner. This impressive family space is fitted with integrated appliances, a breakfast bar and French doors that frame the scenic outlook.

The charming living room is both spacious and inviting, featuring a beautiful bay window and a log-burning stove—perfect for cosy evenings.

Stairs from the hallway lead down to the lower-ground floor, where a versatile and generously sized room is currently used as the first of four double bedrooms. This space could also make an excellent home office, playroom or additional reception room.



Council Tax Band: C





Directions

Viewings

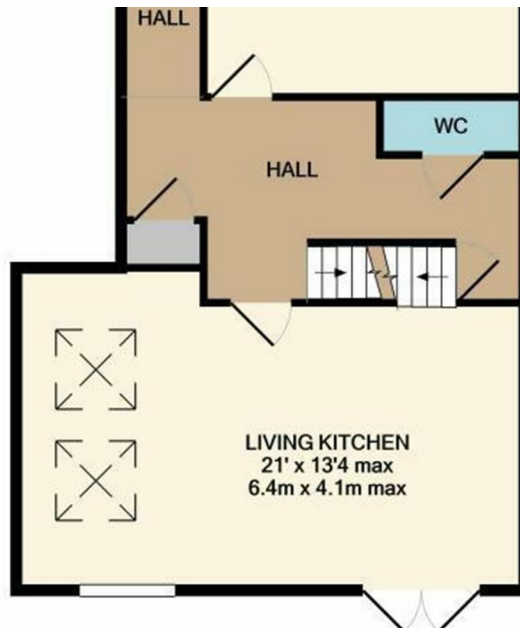
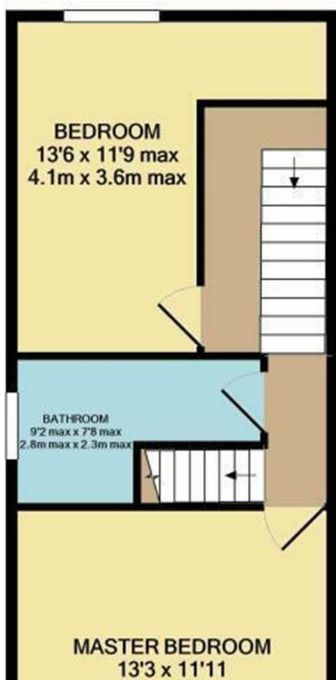
Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



BASEMENT LEVEL
APPROX. FLOOR
AREA 171 SQ.FT.
(15.8 SQ.M.)

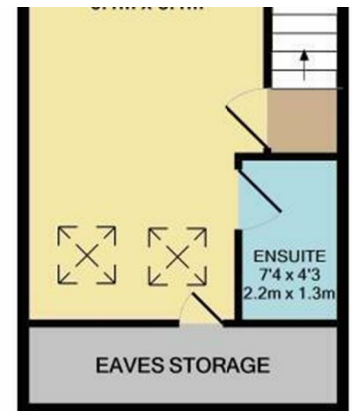


GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1551 SQ.FT. (144.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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2ND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)