

PETER E GILKES & COMPANY

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FOR SALE

**DOLES COTTAGE
DOLES LANE
BRETHERTON
CHORLEY
PR26 9BA**



Price: £379,000

- Charming 3-bedroom cottage
- Tranquil setting surrounded by open fields
- Offered with large garden / building plot totalling 1,100 sq m (1,300 sq yds – 0.27 acres) or thereabouts
- Planning Permission for detached dwelling

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

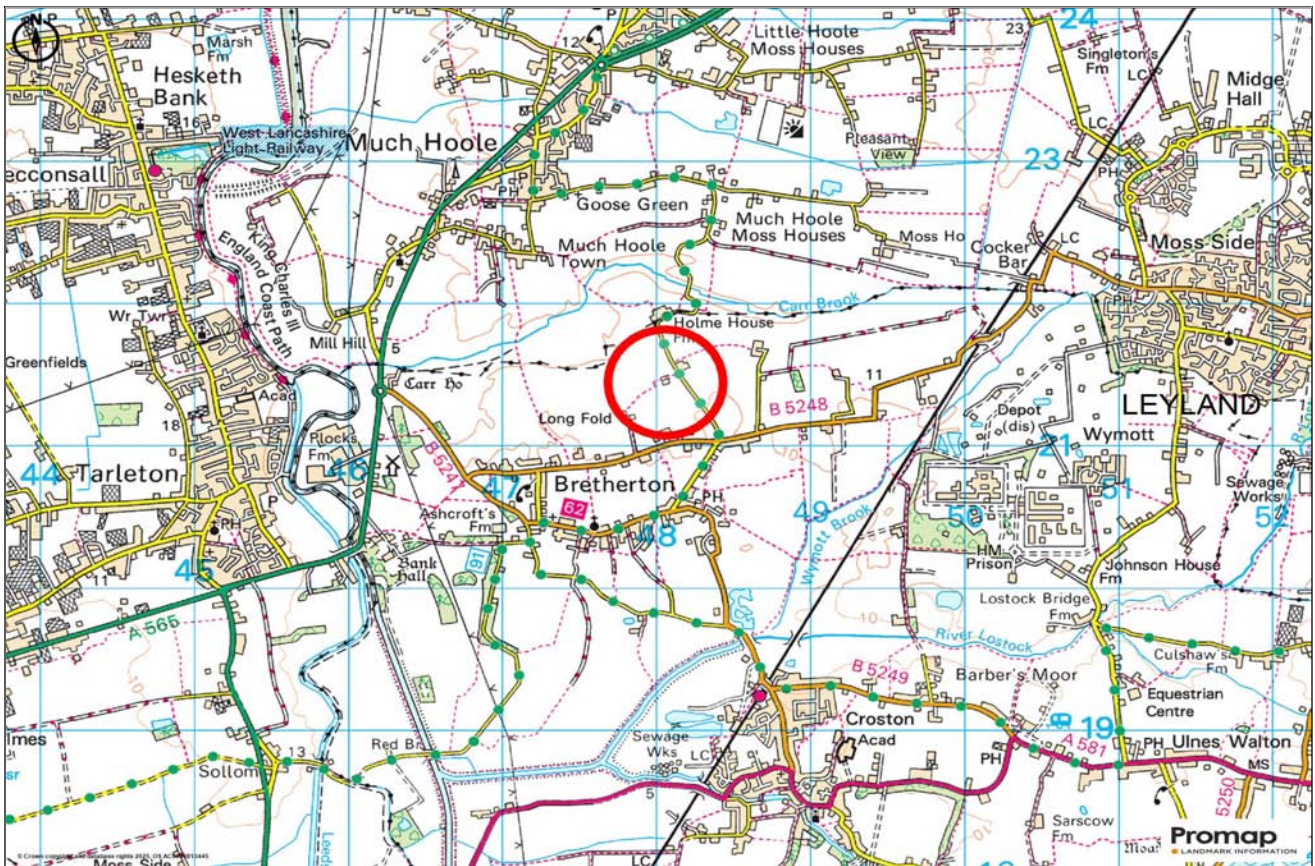
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: The cottage enjoys an impressive appearance which together with two other properties enjoys a tranquil setting with extensive views stretching across surrounding fields as far as the West Pennine Moors to the southeast. It is situated amongst the rolling fields outside the village of Bretherton where there are village amenities and it is convenient for facilities in the surrounding villages of Croston, Tarleton and Much Hoole.

It is offered with the benefit of an extensive side garden for which Planning Permission has been obtained as a plot for a detached residence with a 3m (10') wide area to the side retained with the cottage to provide parking space if the plot is sold separately.

Location:



Accommodation: Lounge 6.2m x 3.4m (20'4 x 11')
(all sizes are approx.) Brick feature fireplace.
Bay window, two central heating radiators.
Exposed beams and spars to ceiling.

Dining Room 3.4m x 3.2m (11' x 10'6)
Store understairs, central heating radiator.
Exposed spars to ceiling.

Adjoining Kitchen 3.3m x 2.8m (10'9 x 9'4)
Sink unit, base and wall cupboards, worktops, plumbing for washing machine and exposed beam and spars to ceiling.

First Floor

Landing, central heating radiator, cylinder cupboard.

Bedroom 1 4.0m x 3.4m (13' x 11')

Two central heating radiators, exposed beams.

Bedroom 3 3.2m x 2.0m (10'4 x 6'7)

Central heating radiator and exposed beams

Bedroom 2 3.4m x 2.8m (11'0 x 9'1)

Bathroom

Three-piece suite.

Outside:

Long narrow front garden, laid to lawn with store cabin and oil storage tank.

Integral side store containing oil-fired boiler supplying central heating system and domestic hot water.

Small, enclosed side garden area surfaced in stone sets.

Stone covered parking area with two timber cabins.

Large garden area laid to lawn sheltered by surrounding hedges, store cabin.

Energy Rating:

There is an Energy Performance Certificate with Energy Rating of Band E which is valid until 13th November 2035.

Tenure:

It is understood the site is Freehold and free from Chief Rent.

A full Right of Way is reserved over the access from Doles Lane.

Planning:

Planning Permission in Principle was obtained for the erection of a detached dwelling from Chorley Council on the 17th July 2025 (App No. 25/00527/PIP) in the large side garden.

Full details can be obtained from the Council's website www.chorley.gov.uk

Assessment:

According to the Valuation Office Agency's website, the cottage has been placed in Band D and currently equates to a Council Tax of approximately £2,353.

Services:

Mains electricity and water supplies are laid on, and drainage is to a septic tank where treated effluent percolates into the ground.

Note:

All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.

To View:

Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.





