

# GUILDHALL

SALES & LETTINGS



## The Stables Delph Lane

Charnock Richard, Chorley, PR7 5ND

Offers Over £725,000



A stunning three bedroom semi-detached barn conversion set within approximately one acre of gardens in a beautiful semi-rural position on Delph Lane, Charnock Richard, enjoying incredible open countryside views and superb outdoor entertaining space.

This charming property perfectly combines traditional barn character with modern open plan living and offers spacious, versatile accommodation ideal for both family life and entertaining.

The ground floor features an impressive open gallery style layout with a large living room providing a warm and inviting space to relax. A standout feature of the home is the extended kitchen, which forms the heart of the property and flows seamlessly through to a garden room / dining and entertaining area overlooking the gardens. Also to the ground floor is a utility room, WC and internal lift providing access to the first floor.

To the first floor is a gallery landing leading to three well proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom, while bedroom two is also a generous double room with en-suite facilities. The third bedroom is currently used as a dressing room but is a comfortable double bedroom and is served by the family bathroom, giving the property three bathrooms in total.



## Ground Floor

Entrance Hall 7'4" x 6'9" (2.26m x 2.06m)

Utility 11'10" x 9'7" (3.61m x 2.94m)

WC 6'9" x 5'4" (2.08m x 1.65m)

Living Room 28'10" x 21'2" (8.81m x 6.46m)

Open Plan Kitchen/ Garden Room 43'1" x 23'4" (13.14m x 7.12m)

## Second Floor

Bedroom One 18'11" x 12'9" (5.78m x 3.89m )

En-suite 7'6" x 5'1" (2.30m x 1.55m)

Bedroom Two 14'9" x 13'0" (4.51m x 3.97m)

En-suite

Bedroom Three 18'11" x 10'3" (5.78m x 3.14m)

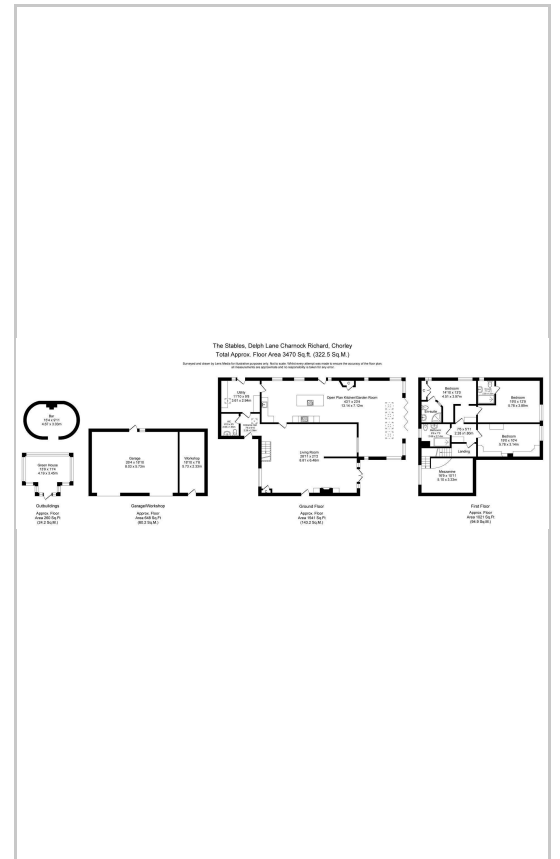
Bathroom 8'8" x 7'0" (2.66m x 2.14m)

Mezzanine 16'8" x 10'11" (5.10m x 3.33m)

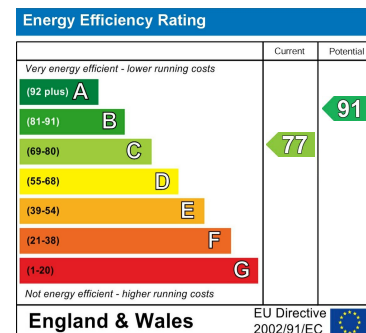
## Area Map



## Floor Plans



## Energy Efficiency Graph



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