

FOR SALE

Honeysuckle House, Croston Lane, Charnock Richard, PR7 5HJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Honeysuckle House, Croston Lane, Charnock Richard, PR7 5HJ

Character, Countryside & Contemporary Living



- Characterful home with far-reaching views
- Just under 1 acre, with option to rent more
- Stunning farmhouse kitchen & breakfast room
- Extensive parking & double garage
- Land and stabling with paddock views
- Fully modernised high-quality interiors
- Flexible layout for multi-generational living
- 2430 SQ.FT. internal living space

For those seeking a rural home rich in character yet uncompromising in comfort, Honeysuckle House presents a rare and complete lifestyle opportunity. Set within open countryside and enjoying far-reaching views, this exceptional detached residence offers land and stabling suitable for a horse or ponies — all while remaining within easy reach of shops, well-regarded schools and excellent commuter links. Whether you are a growing family, a multi-generational household, or simply someone who values space and flexibility, this is a home designed to adapt. From generous living areas to thoughtfully arranged bedroom accommodation, Honeysuckle House is more than a home — it is a lifestyle choice. Countryside views, equestrian potential, versatile living space and contemporary interiors come together seamlessly, ensuring there is no need to compromise. Fully modernised throughout, the interiors are finished to a high standard, creating a refined yet welcoming atmosphere. At the heart of the property is a stunning contemporary farmhouse kitchen and breakfast room, complete with a central island that naturally becomes the hub of daily life and entertaining. Quality fittings and finishes flow throughout, while well-appointed bedrooms — including en-suite facilities — provide comfort and privacy for residents and guests alike. Located along picturesque Croston Lane in the highly regarded village of Charnock Richard, the home enjoys a peaceful position at the end of the row, with open aspects to the front, side and rear. Despite its rural setting, it remains conveniently connected to surrounding villages and the vibrant market town of Chorley, with motorway and rail links easily accessible. Approached via a gated entrance, the property offers an extensive driveway with ample parking and a detached double-width garage. To the rear, a mature garden features a private block-paved patio ideal for outdoor entertaining. A detached stable block opens onto a well-maintained paddock, providing excellent equestrian facilities or simply space to enjoy country living. The grounds extend to just under one acre, with the option to rent a further 0.85-acre paddock for £300 per annum. Blending rural charm, modern quality and exceptional versatility, Honeysuckle House offers a complete lifestyle in one of Charnock Richard's most desirable settings.





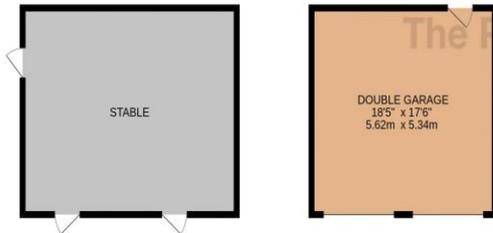
GROUND FLOOR
1512 sq.ft. (140.5 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



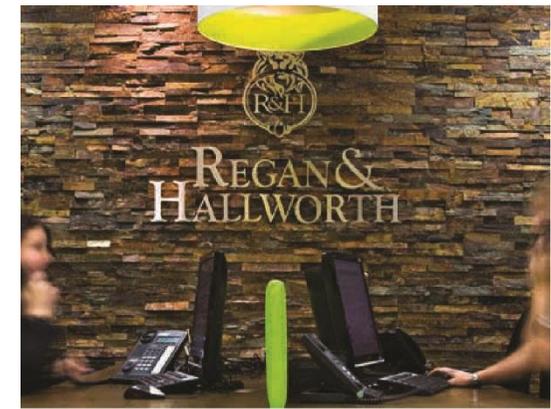
OUTBUILDINGS
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 3130 sq.ft. (290.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2026



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com