

£625,000



Armitstead
Barnett

Burgh Hall Road, Chorley, Lancashire, PR7 3PZ





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Price: £625,000

- Well presented detached former farmhouse.
- Set on a generous plot extending to 0.8 acres (0.32 ha) OTA.
- Three reception rooms & dining room.
- Four bedrooms & family bathroom suite.
- Off road parking for several vehicles.
- Spacious detached double garage.
- Garden containing mature surrounding woodlands.



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This delightful detached home is tucked away off Burgh Hall Road, accessed via a private tree lined driveway which opens out to reveal a spacious and tranquil hideaway. Offering generous internal accommodation, the property boasts multiple ground floor reception rooms along with four bedrooms. Located on the outskirts of Chorley, the property is well placed for access to local amenities, being close to Yarrow Valley Country Park as well as fantastic transport links via nearby motorway and railway stations.



Internally, entry is taken into the hallway which provides access to three of the ground floor reception rooms as well as stairs giving access to the first floor.

The lounge is of a good size and boasts carpeted flooring as well as a wooden beam overhead - the window offers lovely views over the front of the property. The living room can be found to the rear and again has carpeted flooring, wood beam and built in alcove storage. The boiler room can be found off. Moving through the property can be found a further generous lounge which opens through to the dining room, boasting French doors leading out into the rear garden. From here, access can be taken through to the kitchen, orangery/porch as well as a second staircase.

The kitchen offers a range of wall and base units with integrated appliances as well as a sink/drainer beneath a window overlooking the rear garden. A good sized utility room can be found off the kitchen along with a handy WC with wash hand basin. A further door leads to the orangery/porch providing access to the front of the property.





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To the first floor there are four double bedrooms, one of which benefits from a private staircase which may lend itself to alternative use such as an office or playroom.

The family bathroom boasts a fully tiled suite to include bath, shower cubicle, WC and wash hand basin along with under floor heating.

Externally, access from the highway is taken via a tree lined private drive to the front where there is a driveway providing off road parking for several vehicles leading up to the spacious double garage. Immediately to the front of the property is a well maintained patio/courtyard area with mature shrubs, twin greenhouses along with several attached brick built store buildings

To the rear of the property can be found a further garden area with grassed lawns and a woodland area to the back, benefitting from mature trees and shrubs providing a private and tranquil location to escape the hustle and bustle.

This property must be viewed to appreciate the size and quality of the accommodation on offer coupled with the rare opportunity to purchase a property with such generous grounds and woodland.







General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired central heating system. Drainage is by way of private septic tank.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces : Driveway parking for multiple vehicles and double garage.

Construction Type : Brick under stone/slate

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is Grade II listed. **Conservation Area / AONB :** N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A **Planning Consents affecting the property :** N/A

Accessibility adaption information : N/A

Coal field / mining area : Within the LANCS Coal Mine Reporting Area - Information obtained from the Local Authority and British Geological Survey

What3words Location : sector.divide.avoid

Disclosure: Further information re damp and timber report available, please contact the branch

Communications :

Broadband: Standard, Superfast and Ultrafast broadband available in the area

Mobile signal: Likely indoor (O2) and likely outdoor signal available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Chorley Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Tom Hargreaves MNAEA. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

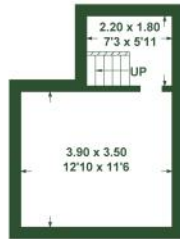
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 273.40 sq m / 2943 sq ft
 Garage : 45.99 sq m / 495 sq ft
 Attic : 55.07 sq m / 593 sq ft
 Total : 374.46 sq m / 4031 sq ft

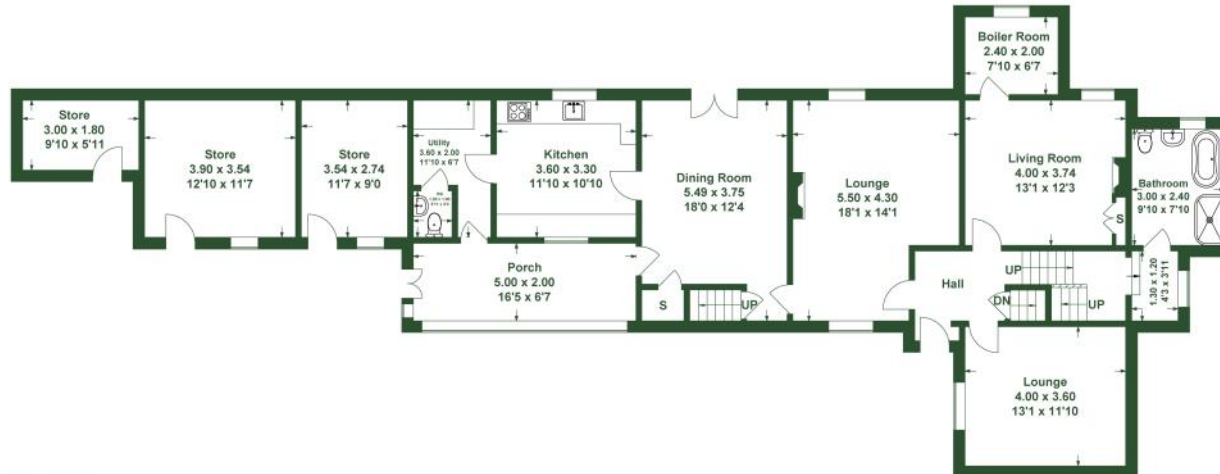
This floorplan is for illustrative purposes only. It is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Garage



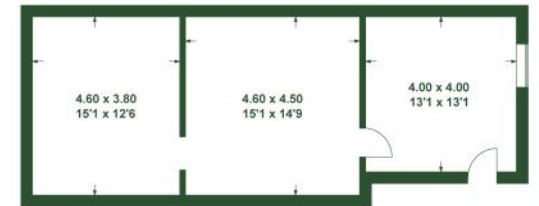
Cellar



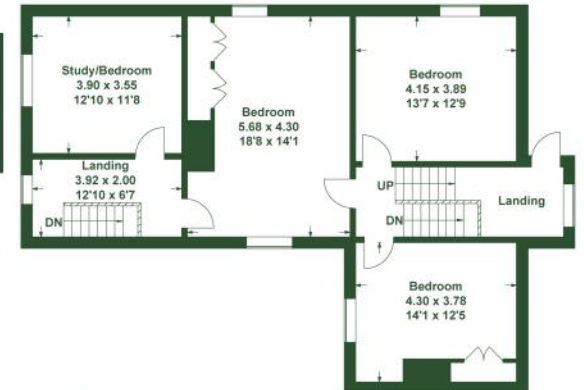
Ground Floor



Boiler Room



Attic



First Floor



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G	23 F	



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