

£749,950



Armitstead  
Barnett

Millwood Close, Withnell, Chorley, PR6 8AR







## Millwood Close, Withnell, Chorley, PR6 8AR

Price: £749,950

- Substantial detached family home nestled in the ever popular village of Withnell Fold.
- Set in a highly sought after location with cobbled lanes, stone cottages, and rich greenery all year round.
- Three reception rooms, breakfast kitchen and downstairs WC.
- Five bedrooms, ensuite and a family bathroom.
- Driveway parking and double garage.
- Extensive well maintained gardens.



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This substantial detached home is nestled between Chorley & Blackburn, offering excellent access to the M65, M6 & the M61 motorways yet situated within a beautiful, peaceful village steeped in history and surrounded by nature. Step into a slice of English heritage with this delightful property in Withnell Fold. Whether you are upsizing, downsizing, or dreaming of village life, this home offers the perfect balance of character, comfort, and community.

### About the Area -

Withnell Fold was established in the 19th century as a model village for workers of the Withnell Fold Paper Mill. Today, it remains a hidden gem, offering the charm of rural Lancashire with the convenience of nearby towns.

### Local Amenities -

Withnell Fold Sports & Social Club is just a 5 minute walk away, where you find tennis courts, a cricket and bowling club with many family orientated activities throughout the year. Withnell Fold Primary School is less than five minutes walk away and several nurseries no more than 10 minutes' drive from the property.

Just minutes from Withnell and Brinscall, with shops, cafes, and pubs, there is also easy access to Chorley, Blackburn, and the M61/M65/M6 for commuters, with nearby train stations at Pleasington, Buckshaw Village and Chorley.

### Nature & Attractions -

On the doorstep of the West Pennine Moors, Roddlesworth Woods and Abbey Village Reservoir. Scenic walks and cycling via the Leeds & Liverpool Canal. Close to Brinscall Swimming Pool, Astley Park in Chorley & Cuerden Valley Park.







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This home won't stay hidden for long!

If you are searching for countryside tranquillity with town convenience, Withnell Fold is the place to be.

On entering the property through the front door is the outer hall, which has valuable storage. From there is found the inner hall from which the downstairs rooms can be accessed. The lounge is of a good size, boasting a feature fireplace, creating a cosy and focal point to the room, along with two windows allowing plenty of natural light to flow around the room. Off the lounge is a snug with patio doors leading outside. The fitted kitchen has a range of wall and base units, sink and Rangemaster, along with a breakfast bar. The dining room is found off the kitchen, a great space for entertaining with patio doors leading out to the rear of the property. The utility room and WC complete the ground floor accommodation.

To the first floor, there are five good sized bedrooms and a family bathroom. The main bedroom benefits from extensive fitted wardrobes, a dressing area and an en suite shower room. The family bathroom has a bath, separate shower cubicle, hand wash basin and WC.

Externally there is driveway parking for several vehicles which leads to the double garage. Beautifully maintained gardens wrap around the property with various places to sit, relax and entertain!

Viewing is highly recommended to appreciate the accommodation on offer coupled with the outstanding location this home is found in.







## General Remarks

**Services:** The property has the benefit of mains water, gas, sewerage and electricity. Heating is by way of a gas central heating system.

**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 and double garage.

**Construction Type :** Standard

**Building Safety :** N/A

**Restrictive Covenants :** N/A

**Listed building :** The property is not 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 house 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

### Communications :

Broadband: Standard and Superfast broadband available in the area

Mobile signal: Limited indoor 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 G

**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.

**What3words Location :** tablets.dive.beads

**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**



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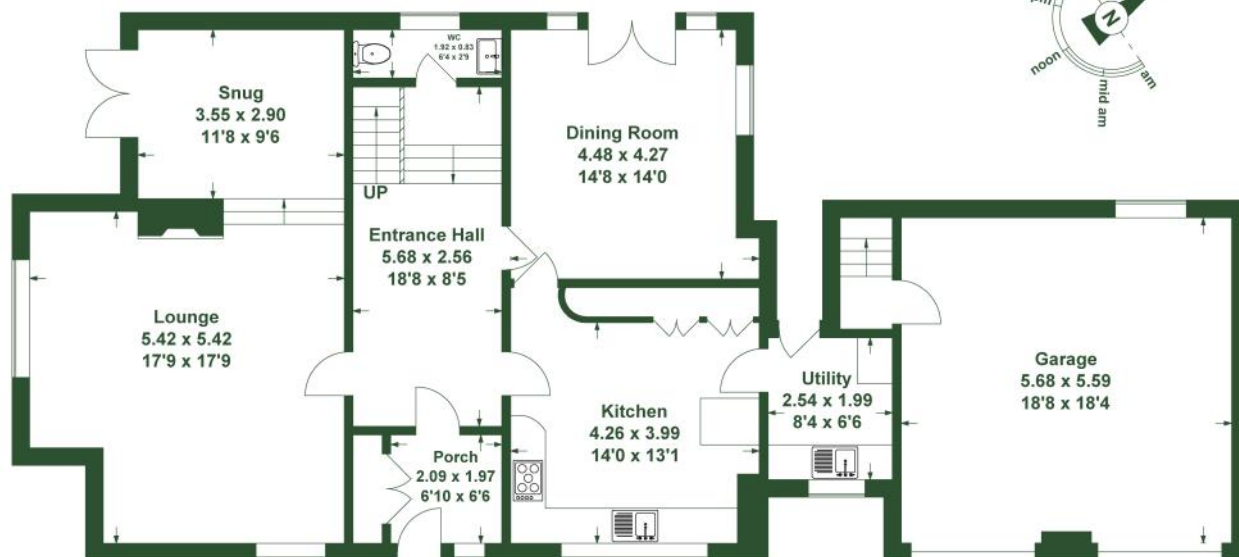




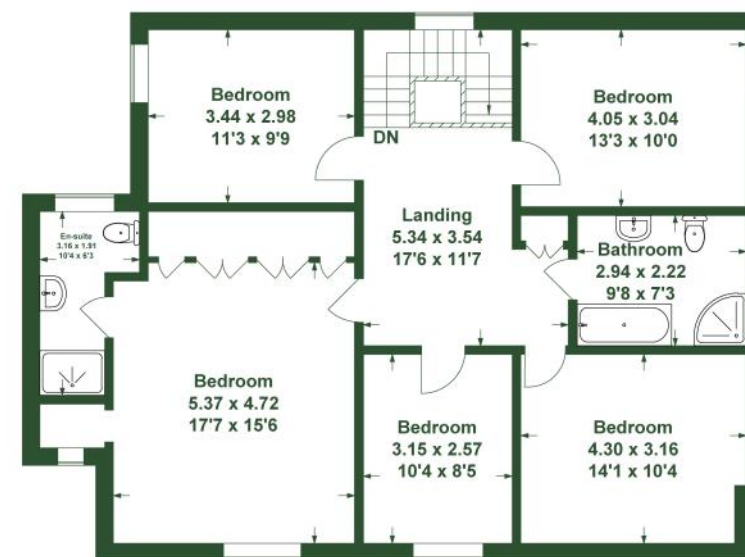
Approximate Gross Internal Area : 205.78 sq m / 2215 sq ft  
 Garage : 33.75 sq m / 363 sq ft  
 Total : 239.53 sq m / 2578 sq ft



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



Ground Floor



First Floor

Amitstead 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 to 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 Amitstead 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 to 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 Amitstead 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### North Lancashire

Market Place, Garstang,  
Lancashire PR3 1ZA  
01995 603 180  
garstang@abarnett.co.uk

### South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
01704 895 995  
burscough@abarnett.co.uk

### Cumbria

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH  
01539 751 993  
cumbria@abarnett.co.uk

### Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
01200 411 155  
clitheroe@abarnett.co.uk

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