

Offers Over £550,000



Armitstead
Barnett

Top O'Th' Lane, Brindle, Chorley, Lancashire PR6 8PA





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- A superb stone built cottage.
- Spacious downstairs accommodation to include living room, dining-kitchen and sun room.
- Study which could be utilised as a bedroom and adjacent downstairs shower room.
- Three double bedrooms and family bathroom.
- Panoramic views to front and rear of open countryside.
- Charming cottage gardens to front and rear.
- Option to purchase additional land nearby.



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Sold with the added benefit of no onward chain, this attractive and well presented stone built cottage was originally constructed for local quarry and handloom workers and is believed to date back to around 1800. Nestled on the edge of the picturesque village of Brindle, the property boasts easy access to an abundance of beautiful countryside and relaxing canal side walks. The property is within a short drive of the towns of Chorley, Leyland and Bamber Bridge along with the associated motorway connections including the M6, M61 and M65, making it a great property for those who commute.

Oozing charm and character throughout, with unique fittings and plenty of natural light, the property delights from the outset. Entry to the front, taken through a delightful cottage garden where visitors are greeted by a stone built porch which gives access to the welcoming living room. The living room is a spacious room boasting carpeted flooring and well contrasted modern and character features to include overhead spotlighting, exposed wooden beam as well as a centrepiece woodburning-effect gas stove set within an exposed stone hearth.

The dining-kitchen is another fantastic space which offers a range of wall and base units with integrated appliances and space for a large central dining table. Character features include a large rangemaster cooker, Belfast sink, solid wood flooring, exposed ceiling beams as well as stone mullioned windows to the front.

The sun room is found to the rear and boasts full width patio doors providing access to the patio and rear garden as well as a fully glazed ceiling. From here, access can be taken to the useful utility room which provides space for a washing machine, tumble dryer and fridge freezer. A handy shower room is found off the utility and boasts a three piece suite to include WC, wash hand basin and shower. A study room completes the downstairs accommodation.





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Moving to the first floor, a quarter turn staircase from the living room leads up to the landing which provides access to three double bedrooms and the family bathroom.

The principal bedroom can be found to the front of the property and benefits from a fantastic outlook over rolling countryside towards Higher Wheelton and beyond. The principal bedroom is neutrally decorated with grey carpet and matching walls, as well as full width fitted wardrobes to one wall with a central dressing table featuring mirror and overhead spotlights.

The two remaining bedrooms are both of a good size, being double in nature and again being neutrally yet tastefully decorated and benefitting from fantastic views. The front bedroom benefits from a fitted wardrobe/storage cupboard, with the rear bedroom boasting a characterful exposed wood beam.

The family bathroom boasts a four piece suite to include a freestanding bath, walk in shower, double-width hand wash basin and WC. The family bathroom is fully tiled and boasts a contrasting feature wall with recessed alcoves as well as spot lighting overhead and underfloor heating.



Externally, to the front is a delightful cottage garden which is enclosed by a traditional stone wall and hedge to one side. A central path leads to the front door between two areas of well manicured lawn which are framed by magnificent borders of cottage garden perennials and shrubs. To the rear of the property, the sun room opens out to another well kept garden - an ideal space for outdoor entertaining and enjoying the afternoon sun. There are lawned areas with mature borders stocked with perennial plants. A stone path leads to the rear of the property through a wooden gate which provides access to the detached garage with water and electricity as well as the off road rear parking area.

An additional plot of land is available if required and can be found approximately 25 meters from the back gate and is available via separate negotiation. This land extends to approximately 0.2 acres (0.08ha) OTA and is used by our vendors as an allotment which currently boasts several vegetable beds, greenhouses as well as a detached garage and shed. Contact the agent for further information.

This property must be viewed to appreciate the character and spacious accommodation on offer coupled by the superb location it is set within.



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General Remarks

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

Parking allocated and number of spaces : Off road parking to the rear and detached garage.

Construction Type : Stone under slate.

Building Safety : N/A

Restrictive Covenants : None

Listed building : The property is not listed.

Conservation Area / AONB : N/A

Easement, and Wayleaves or Rights of Way : Property benefits from a right of way along the private road to the rear. We understand that there is a right of way through the alleyway between No's 24 and 25.

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 : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Standard and Superfast broadband available in the area

Mobile signal: Likely indoor (Vodafone and EE) 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.

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.

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.

What3words Location : ourselves.earth.scooter

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

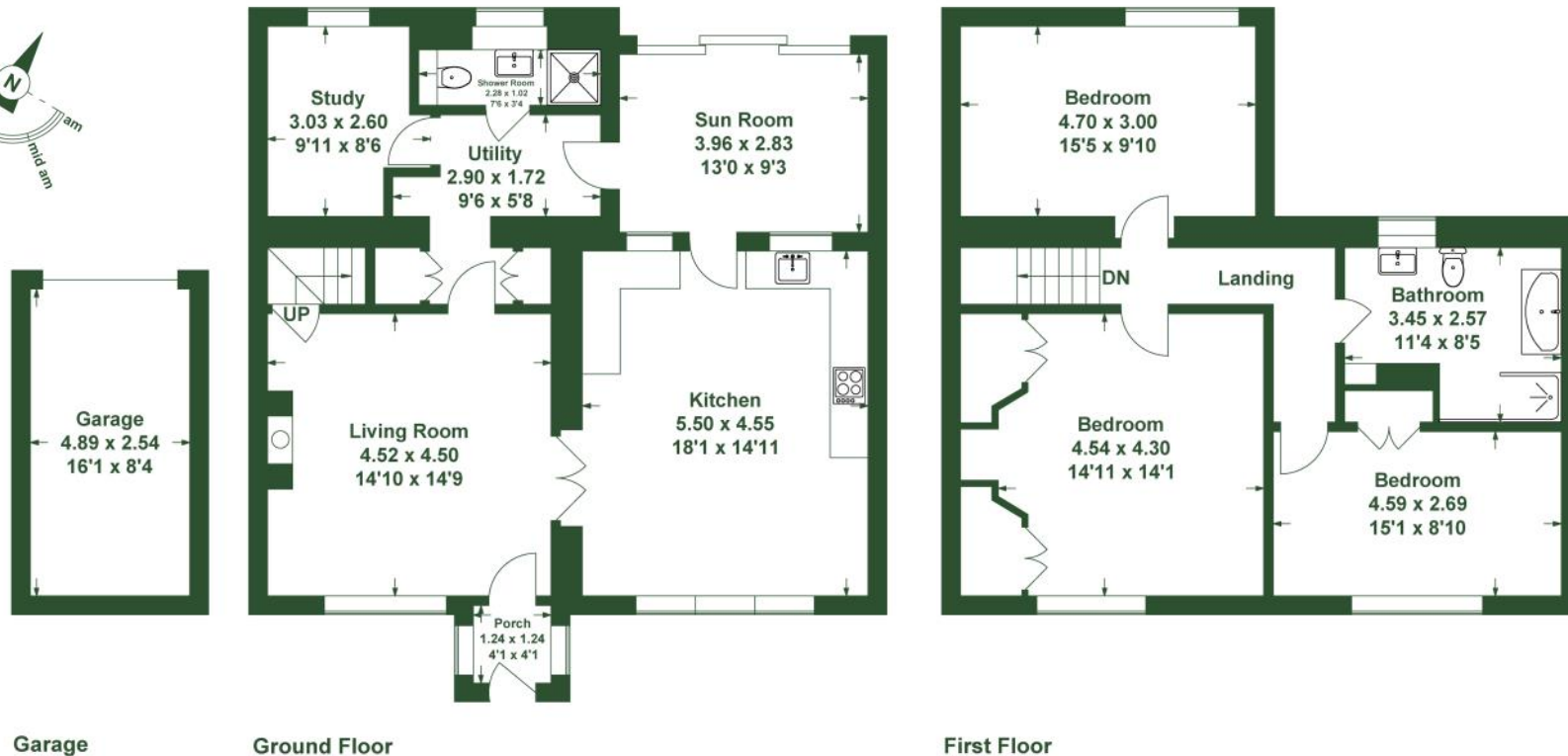
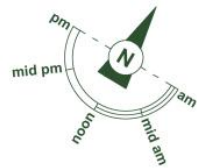
SUBJECT TO CONTRACT





Approximate Gross Internal Area : 156.40 sq m / 1683 sq ft
 Garage : 12.42 sq m / 134 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.
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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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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