



Harbour Lane, Wheelton, Chorley, Lancashire, PR6 8JS

Offers Over £1,300,000







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7 Bedrooms



5 Bathroom



3.2 Acres

-
- Two attached country homes.
 - Set within approximately 3.2 acres (1.3 ha) OTA with the option to purchase additional land.
 - Panoramic views over open rolling countryside.
 - Extremely spacious flexible accommodation with option for annexe accommodation for relative or income potential.
 - Delightful and substantial private gardens and grounds with ample parking.



Occupying an elevated position along the highly regarded Harbour Lane, this substantial pair of attached country homes enjoy truly breath taking, far-reaching views across rolling Lancashire countryside.

Set within approximately 3.2 acres with the option to purchase additional land, the properties offer a rare combination of space, flexibility and rural tranquillity, with the added benefit of extensive internal accommodation

The setting is both private and picturesque, with open fields stretching beyond the rear boundary and uninterrupted vistas visible from most rooms.

Harbour Lane is a sought-after rural address in Wheelton, known for its countryside setting while remaining conveniently placed for access to nearby towns, amenities and motorway networks. The position perfectly balances peaceful village living with commuter practicality and convenience.





Meadow House is a home of impressive proportions and has been thoughtfully designed by the current owners to create a free flowing family home which takes full advantage of its remarkable outlook.

A welcoming entrance hall sets the tone, leading to a series of beautifully proportioned reception rooms. The principal living room is particularly striking – a substantial dual-aspect space where expansive mullioned windows frame panoramic countryside views extending beyond Preston as far as the southern Lake District.

A further sitting room provides an elegant setting for entertaining, while the generous kitchen/diner forms the heart of the home, ideal for both everyday family life and larger gatherings.

A dedicated home office offers a convenient and practical area which is perfectly suited to home working, study or as an additional reception room.

To the first floor, four well-appointed bedrooms provide comfortable and versatile accommodation. The principal suite enjoys elevated rural views and en-suite facilities along with a walk in wardrobe and extensive storage space. A spacious and well appointed family bathroom serves the remaining bedrooms, featuring fully tiled walls with spot lighting overhead. The sense of space, light and outlook continues throughout the upper level.







Adjoining yet entirely self-contained, **Harbour Lane Cottage** offers an exciting renovation opportunity for either additional living space, independent family accommodation or a high-quality rental or holiday investment (subject to relevant consents).

Originally serving as the farmhouse and dating back to 1789, the cottage retains generous proportions, with two reception rooms, a spacious kitchen/dining area and a shower room to the ground floor. Upstairs can be found a family bathroom, two bedrooms and a central storage room which offers scope for reconfiguration to suit a purchaser's requirements.

While requiring modernisation, the structure and setting provide an outstanding canvas for transformation, offering excellent proportions and enormous potential to create a charming and characterful home.





The gardens and land extend to approximately 3.2 acres, comprising formal gardens with open pasture to the rear that gently falls away to reveal breathtaking, uninterrupted views. There is the option to purchase additional land up to approximately 13.3 acres OTA.

Mature hedging and established boundaries provide privacy to the frontage, while the rear aspect opens dramatically onto rolling fields and distant horizons.



The grounds offer considerable scope for equestrian use, smallholding pursuits or further landscaping, allowing a purchaser to tailor the use to suit themselves.

To the front of the driveway can be found some useful traditional outbuildings offering practical storage and further scope for change of use to suit the purchasers

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired system. Drainage is by way of private septic tank (not believed to comply with current regulations).

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

Construction Type : Stone under slate.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / National Landscapes : 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

Communications :

Broadband: Ultrafast broadband available in the area

Mobile signal: Good outdoor and in home 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.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett 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: Meadow House – Band F Harbour Lane Cottage – 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 : typical.zoos.tissue

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett 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 : 138.30 sq m / 1489 sq ft
 Harbour Cottage : 87.25 sq m / 939 sq ft
 Total : 225.55 sq m / 2428 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

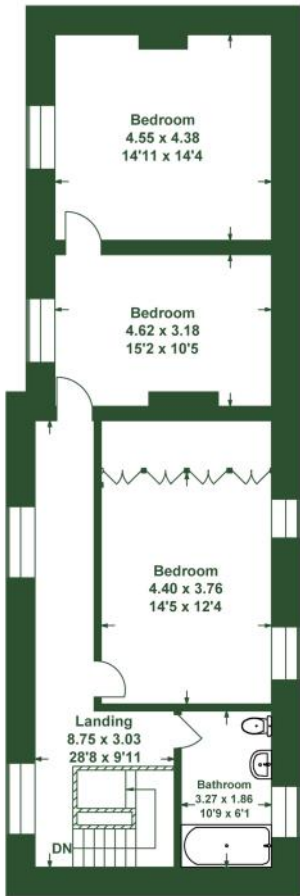


Ground Floors

First Floors

Approximate Gross Internal Area : 83.24 sq m / 896 sq ft

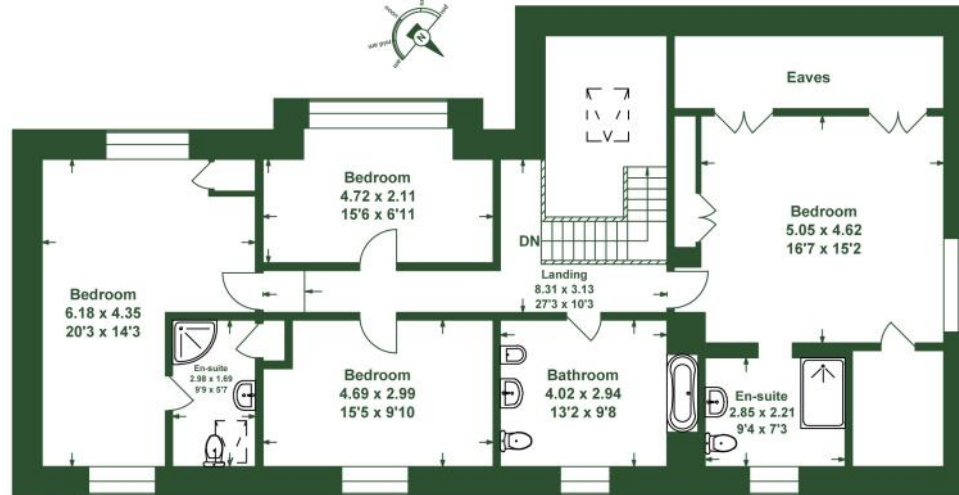
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First Floor

Approximate Gross Internal Area : 127.92 sq m / 1377 sq ft

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Any measurements/ floor areas (including any total floor area)
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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 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 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		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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92+	A		
81-91	B		80 C
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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