



Dick Lane, Brinscall, Chorley, Lancashire, PR6 8QL

Offers Over: £899,950







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4/5 Bedrooms



3 Bathrooms



Field Views

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- Outstanding barn conversion in an idyllic Lancashire countryside setting.
 - Over 2,750 sq ft of versatile family accommodation.
 - Impressive open-plan living space with bi-fold doors and feature log burner.
 - Up to five bedrooms, including a superb principal suite with dressing room and en-suite.
 - Beautiful gardens, outdoor entertaining area and extensive parking.





Occupying part of an impressive former shippon barn conversion, this exceptional family home enjoys a truly enviable position within one of the area's most picturesque settings. Surrounded by rolling countryside, mature woodland and beautiful open views, the property offers an abundance of peace and privacy whilst remaining within easy reach of Brinscall, Chorley and an excellent range of local amenities. With highly regarded schools, scenic walking routes and convenient transport connections all close by, this is a location perfectly suited to modern family life.

Extending to over 2,750 sq ft, the accommodation has been thoughtfully designed to provide a superb balance of character and contemporary living. A split-level entrance hall creates an impressive first impression and leads down into the heart of the home; a breathtaking open-plan kitchen, dining and living space. Flooded with natural light and perfectly designed for modern family life, this remarkable room features a substantial central island, ample dining space and a cosy living area centred around a feature log-burning stove. A wall of bi-fold doors spans the rear elevation, seamlessly connecting the indoor living space with the patio, garden and covered outdoor entertaining area, creating the perfect environment for hosting family and friends throughout the year. A practical utility room and ground floor WC further enhance the functionality of the home.



The ground floor also benefits from two versatile reception rooms, both of which could easily serve as additional bedrooms if required. Whether utilised as home offices, a snug, playroom, gym or guest accommodation, these flexible spaces allow the property to adapt effortlessly to a variety of lifestyles. One of the rooms benefits from its own en-suite shower room, making it particularly well suited for multi-generational living or visiting guests.







To the first floor, the superb principal suite provides a peaceful retreat, enjoying lovely views across the surrounding countryside. The suite is complemented by a walk-in wardrobe and a stylish en-suite shower room. Two further well-proportioned bedrooms are served by a beautifully appointed family bathroom, creating excellent accommodation for family members and guests alike.

Externally, the property is equally impressive. The rear garden has been designed with entertaining in mind, offering generous patio areas, attractive lawned sections and a fantastic covered outdoor seating area accessed directly from the main living accommodation. The stunning rural backdrop further enhances the sense of tranquillity and privacy that makes this home so special. To the front, there is parking for three vehicles together with an electric vehicle charging point, whilst also boasting a further driveway to the side for additional parking and storage, and provides access directly to the rear garden.



Combining the charm and character of a traditional barn conversion with the space, flexibility and practicality demanded by modern family living, this exceptional home presents a rare opportunity to acquire a substantial countryside residence in a highly desirable Lancashire location. Early viewing is highly recommended to fully appreciate the quality of accommodation, beautiful surroundings and outstanding lifestyle on offer.



General Remarks

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

Please note: Amitstead 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.

Parking allocated and number of spaces : Driveway parking for multiple vehicles to both the front and side of the property.

Construction Type : Stone under slate.

Building Safety : N/A

Restrictive Covenants : N/A

Listed building : The property is not listed.

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: Superfast 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

Title & Tenure: The property is offered for sale Freehold with common managed area - offered 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 : regard.severe.digit

Money Laundering Regulations Compliance: please bear in mind, that Amitstead 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.

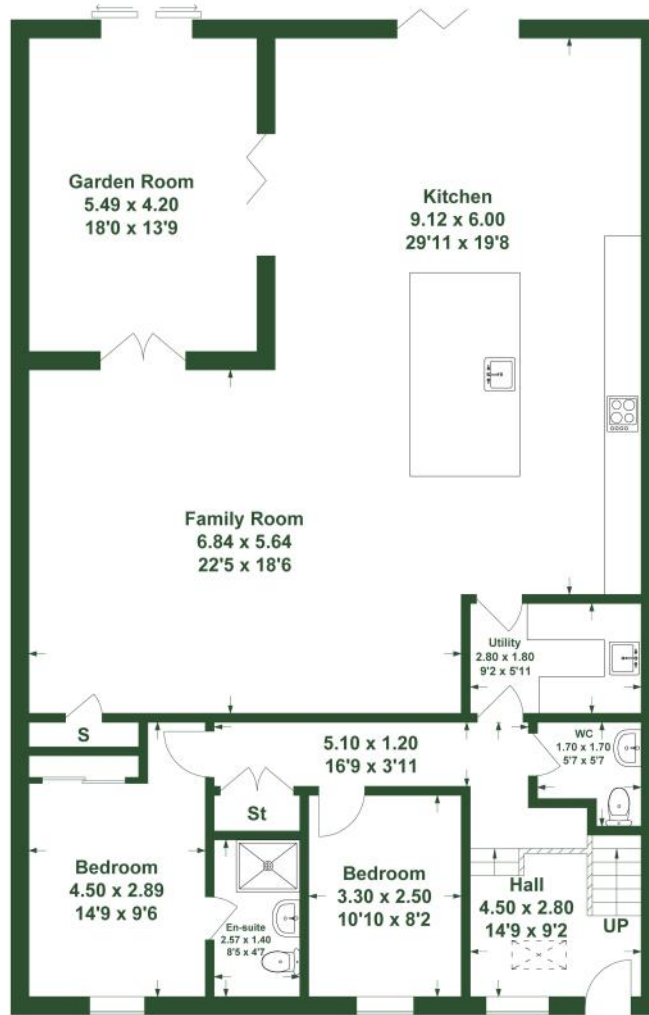
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive 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

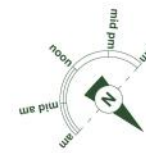
SUBJECT TO CONTRACT



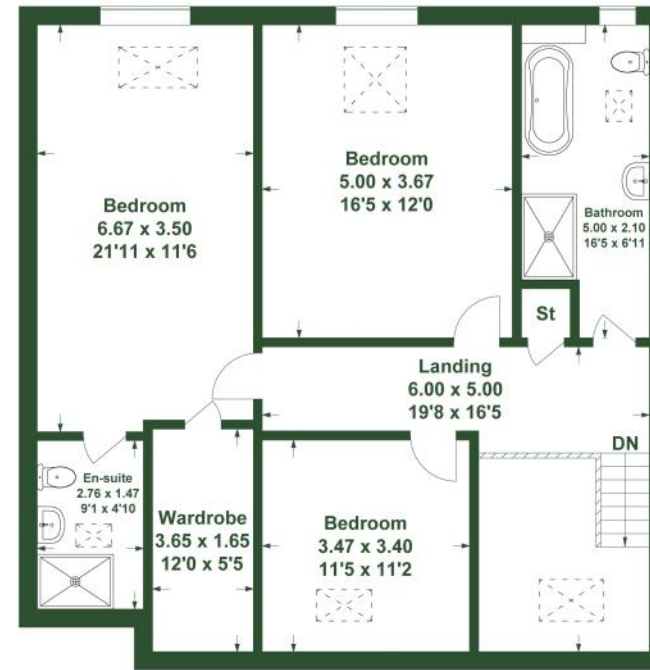
Approximate Gross Internal Area : 259.71 sq m / 2796 sq ft



Ground Floor



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



First Floor

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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		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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