

Old Withnells Farmhouse, Trigg Lane, Heapey PR6 9BZ

£995,000







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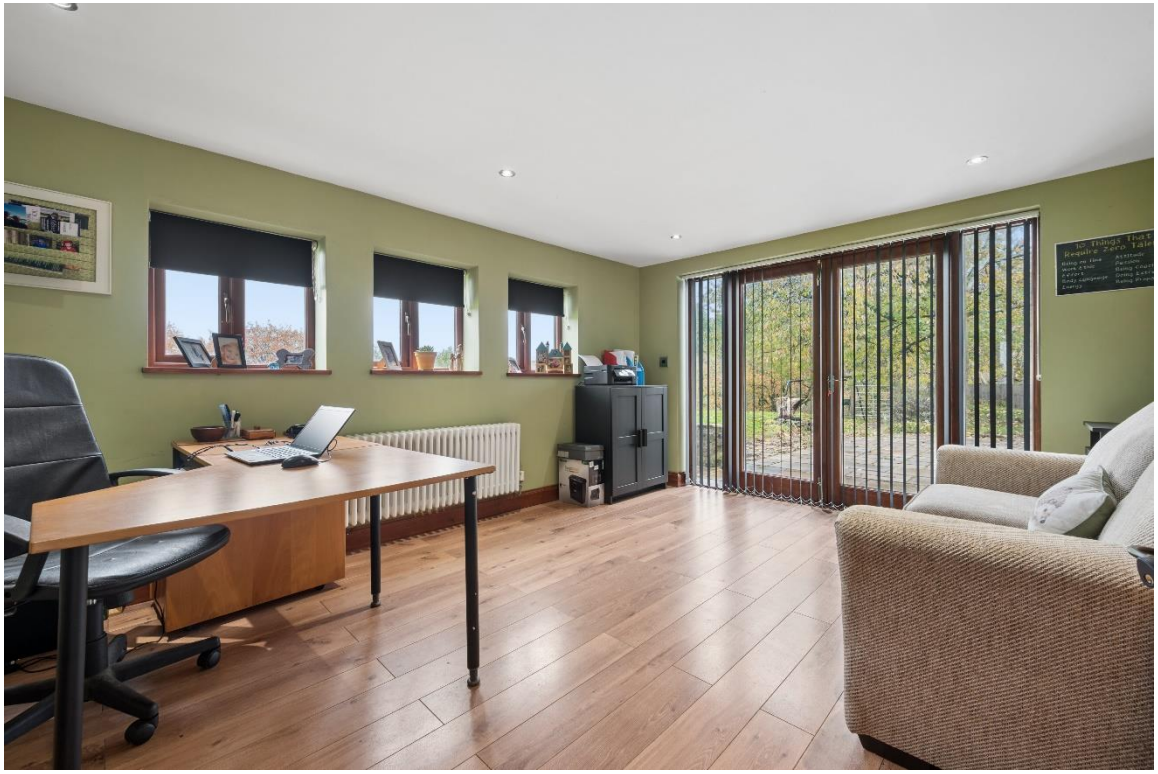
4 Bedrooms

3 Bathrooms

- Charming character farmhouse with a thoughtfully designed extension
- Generous 1.42 acre (0.57 ha) OTA plot with gardens, paddock and outbuilding
- Fantastic Heapey location with the West Pennine Moors as a backdrop
- Easy access to a plethora of beautiful country walks
- Excellent road and motorway links, ideal for commuters
- Spacious accommodation with four/five bedrooms and characterful reception rooms
- Superb outdoor entertaining areas with barbecue hut and summerhouse with bar


THE CHAMPION





Approached from Trigg Lane via a private road, crossing a picturesque stone bridge and winding through open countryside, Old Withnells Farmhouse enjoys a wonderfully peaceful and charming setting. As the approach becomes tree-lined, the property comes into view against the magnificent backdrop of the West Pennine Moors.

The property is situated in a stunning and picturesque location with a backdrop of the moors and beautiful unrestricted from all angles. The property is just a short walk via footpath to the well-known White Coppice Cricket Field which is regarded as one of the prettiest in Lancashire. There are superb walks and bridle paths along the Goit which runs from Heapey/Anglezark to Brinscall - one of the many attractions of this picturesque and unspoilt area.

A traditional five-bar gate opens onto a generous gravelled driveway, providing ample parking and an attractive approach to this impressive country home. Thoughtfully extended over the years, the property successfully combines the charm and character of the original farmhouse with spacious, light-filled contemporary living accommodation, creating a superb home ideally suited to family life.







A path drops down to the front door which opens into the welcoming entrance vestibule which has a stone flagged floor - brilliant for countryside life – along with an oak staircase which rises up to the first floor, providing a fantastic feature to the room. The vaulted ceilings and Velux windows along with the picture windows at the front ensure plenty of natural light into the room.

The ground floor shower room is found off the entrance hall and includes a shower, wall mounted wash hand basin, WC and a heated towel rail along with a fitted mirror. The study / bedroom 5 has views out to the rear gardens and patio doors along with a timber effect floor covering. This room is currently used as an office but as there is a shower room is next door, it would make a super additional bedroom space should a buyer wish.

The hub of this fantastic home is likely to be the dining kitchen in a farmhouse style with a range of oak units and contrasting granite work surfaces, along with a point for a range cooker and an extractor over. There is an integrated dishwasher and patio doors to the front along with views to the rear and a wood burning stove providing a cosy focal point to the room. The vaulted ceilings give a feeling of space and light.





The vendors have created a fantastic lounge space with a picture window to one end, ensuring plenty of natural light and views extending up to the West Pennine Moors. Patio doors open to the gardens and patio making this a great space to entertain indoors and out. A woodburning stove creates a welcoming feel to the room.

The oak staircase rises up to the first floor where the principal bedroom suite can be found. The bedroom has a gorgeous Juliet balcony giving fantastic views across the countryside to the rear - this is a super bright space and there is a bathroom which is used as an ensuite which has a double ended bath with shower head fitting, separate shower, WC and wash handbasin along with a heated towel rail.



Moving through to the older end of the property, there is a utility room which has a range of wall and base mounted units with contrasting work surface and a point for a washing machine and dryer along with a sink and drainer.

The dining room has views to the front and rear of the property as well as an open fire set in a fantastic stone feature fireplace creating an ambience to the room. The snug has views to both the front and rear and also has an open fire set in a stone fireplace with a stone feature wall as a backdrop. There are stone mullion style windows to the rear and stone archways further ensuring a character feel to this space.


Grandchildren
Fill a space in
your heart
that you never knew
was empty.





A further staircase rises to the first floor where the second bedroom can be found, there are windows to the front of the property along with built in storage and access to the loft. Bedrooms 3 and 4 both benefit from views to the front, with bedroom 4 having access to the loft.

The family bathroom includes a double ended bath with a shower head fitting, wash hand basin set in a unit and a WC along with a heated towel rail. There are also views out across the rear gardens.

Outside there is a gravelled parking area and a useful dairy outbuilding, currently used for storage, which has some alternative use potential to suit a purchaser subject to gaining any planning consents. There is an expanse of patio with lawns beyond and a delightful barbecue hut along with a summer house with bar at the front. Beyond this can be found further lawned and bedded areas with a patio at the rear, with a paddock perfect for a pony beyond.



General Remarks

Services: The property has the benefit of mains water, electricity and drainage. Heating is by way of Oil fired boiler central heating.

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

Construction Type: Standard construction.

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 : Public Footpath No. FP0915017 runs along the track to the left of the property.

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: Standard broadband available in the area

Mobile signal: Good outdoor / variable 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

Buyer 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 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. 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 Thomas Bretherton. 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: panics.shifters.testers

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.

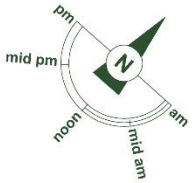
SUBJECT TO CONTRACT

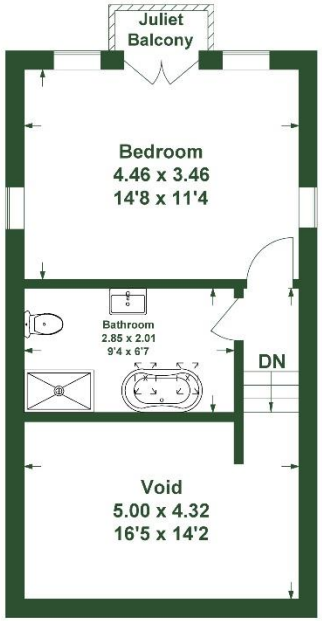
AML checks: Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead.
We will be notified once the checks have been completed, if successful the
Memorandum of Sale will then be sent to solicitors.

Date photographs taken: November 2026

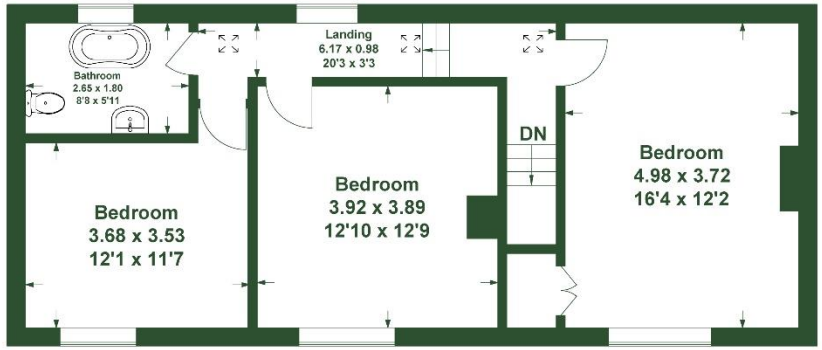
Approximate Gross Internal Area : 258.40 sq m / 2781 sq ft

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





First Floor



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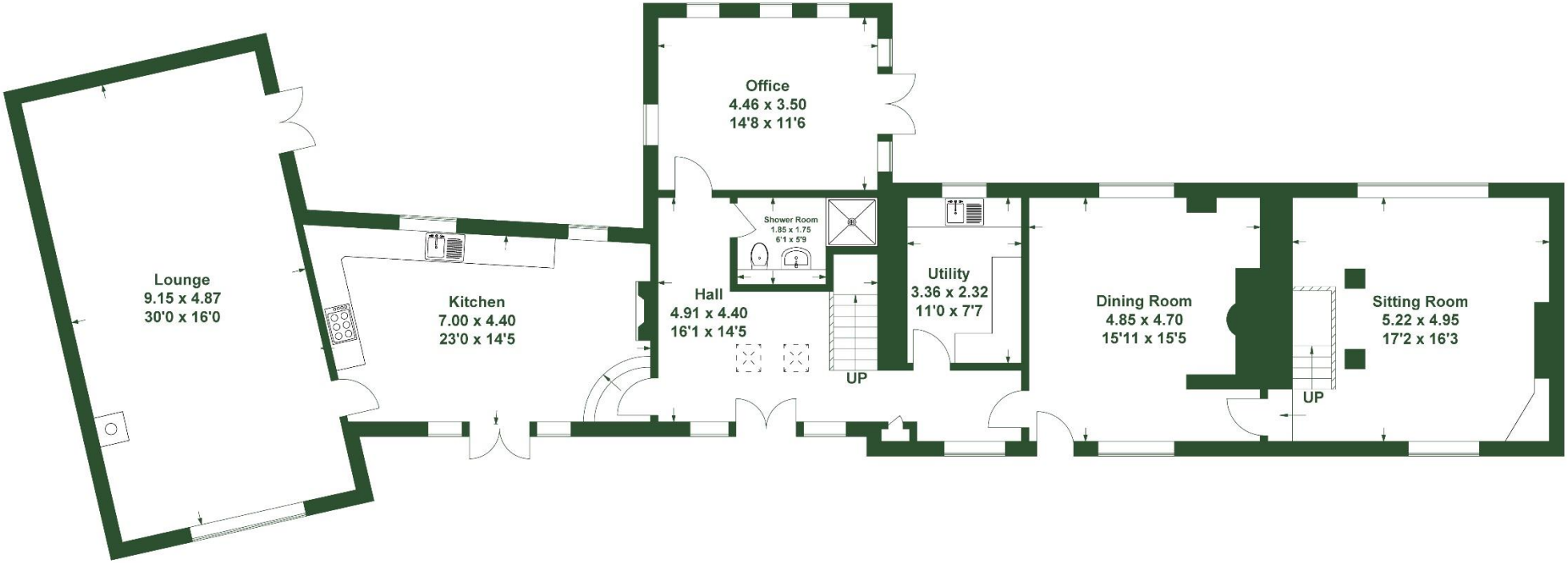

Ground Floor



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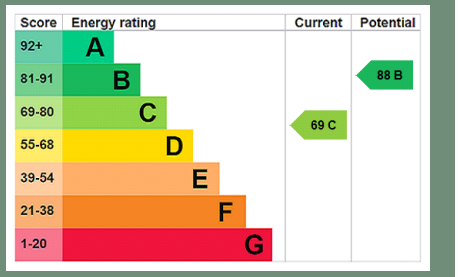
01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy 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





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