



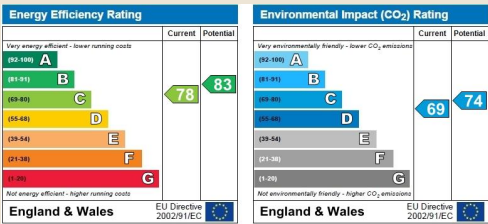
Back Lane, Heath Charnock

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- Detached Farmhouse
- Four Bedrooms
- Stylish Interior
- Stunning Kitchen
- Four Piece Bathroom
- Three En-Suites
- Set Within Five Acres
- Stable Block
- Equestrian

Viewing: By appointment via the agent:

01257 447602



Introduction

AN EXQUISITE FOUR BEDROOMED FARMHOUSE WITH ANNEX, STABLES AND LAND!

Ainsworth Farmhouse is an exceptional, four bedroomed property nestled within its own gated grounds. With approximately five acres, three stables, a detached garage encompassing first floor living quarters and private surrounding gardens, the property is an equestrian lover's dream! Finished to an immaculate standard throughout, with modernised features complimented by original character, it is a true credit to its current occupants. Situated within easy reach of schools, amenities and network links to Chorley Town Centre, Preston and Blackburn, the property comprises briefly;

A welcoming entrance porch provides access to a spacious and bright entrance hallway. The hallway houses a staircase to the first floor and allows access to a WC, utility room, double reception room and a fantastic fitted kitchen. The kitchen is fitted with a range of modern base and floor to ceiling units, providing ample storage with the accompaniment of integrated appliances, incorporating a MIELE double oven, steam oven and microwave, dishwasher and wine cooler, also featuring a central island with a luxurious solid granite work surface. Through the kitchen you can access a second reception room which is open through to a formal dining area and beautiful rear facing conservatory, where you can sit and appreciate the surrounding gardens. To the first floor, the property benefits from a generously sized landing which allows access to four double bedrooms, three of which with en suite facilities and a family bathroom suite.

Externally, you will find wrap around, laid to lawn gardens leading from a private tarmacadam, gated driveway. The gardens are enclosed by high mature trees, creating a secure and peaceful retreat for any growing family. There is a double garage at the foot of the driveway with ground floor movie room and living quarters above, providing a self contained annex. The stables are located at the foot of the driveway also and provide three single stables and storage. There are also two acres of grazing land at the rear of the property for equestrian usage. Viewings are essential and can be arranged by calling our Chorley team today!

Ground Floor

Entrance

Heavy wood leaded door to the porch.

Porch

UPVC double glazed door to the hallway, stone flagged flooring and wood frame leaded windows,

Hallway

6.55m x 2.72m (21'6 x 8'11) Central heating radiator, stairs to the first floor, oak flooring, spotlights, and doors to the WC, utility room, reception room one and the kitchen.

WC

2.54m x 0.91m (8'4 x 3') UPVC double glazed frosted window, chrome heated towel rail, twin flush WC, high gloss vanity wash basin and oak flooring.

Utility

2.77m x 1.91m (9'1 x 6'3) Two UPVC double glazed frosted windows, oak flooring, range of wood effect panel wall and base units, chrome spiral radiator, fitted storage and combination boiler enclosed.

Reception Room One

5.84m x (19'2 x) Two UPVC double glazed windows, UPVC double glazed door to the rear, four central heating radiators, cast iron fire to the exposed stone chimney breast, two feature wall lights, oak wood flooring and double doors to the dining room.

Dining Room

6.76m x 3.40m (22'2 x 11'2) Karndean wood effect flooring, two central heating radiator, three feature wall lights, UPVC double glazed window and open to reception room two and the conservatory.

Reception Room Two

6.83m x 4.01m (22'5 x 13'2) Two UPVC double glazed windows, wood effect Karndean flooring, television point, gas fire to an exposed stone chimney breast, two feature wall lights, wood frame door to the kitchen and open to the conservatory.

Conservatory

0.48m x 5.21m (1'7'3 x 17'1) Fully UPVC double glazed , French doors to both sides, electric heater, pitched polycarbonate roof and tiled flooring.

Kitchen

7.52m x 2.79m (24'8 x 9'2) UPVC double glazed French doors to the rear, UPVC double glazed garden window and UPVC double glazed single window, range of oak panel wall and base units and floor to ceiling units, granite work tops, moulded stainless steel sink, drainer and stainless steel mixer tap, a second one and a half bowl moulded sink, ridged drainer and mixer tap, integrated dish washer, plumbed American fridge freezer, Miele electric oven and hob with warming draw, Miele microwave, stem oven and indoor barbecue hot plate, Miele wine cooler, breakfast bar and Teako flooring,.

First Floor

Landing

7.67m x 2.87m (25'2 x 9'5) Three UPVC double glazed windows, two central heating radiators, two feature wall lights and doors to four bedrooms and the bathroom.

Bedroom One

5.74m x 2.92m (18'10 x 9'7) Four UPVC double glazed windows, two central heating radiators fitted wardrobes, television points, spotlight and door to the en-suite.

En-Suite

3.25m x 2.39m (10'8 x 7'10) Two UPVC double glazed frosted windows, four piece suite comprising of double shower enclosure, direct feed rainfall shower head, twin flush WC, high gloss vanity top wash basin, free standing bath with telephone taps, central heating radiator, tiled flooring and full tiled elevations.

Bedroom Two

6.05m x 3.23m (19'10 x 10'7) Three UPVC double glazed windows, two central heating radiators, fitted wardrobes, dresser, spotlights and door to the en-suite and open to walk-in wardrobes.

Walk In Wardrobes

2.57m x 1.17m (8'5 x 3'10) Clothed rail, shelves and spotlight.

En-Suite

2.67m x 1.17m (8'9 x 3'10) UPVC double glazed frosted window, double shower enclosure, with direct feed shower head, twin flush WC, high gloss vanity top wash basin, part tiled elevations and tiled flooring.

Bedroom Three

4.52m x 4.22m (14'10 x 13'10) UPVC double glazed window, two central heating radiators, fitted wardrobes and door to the en-suite.

En-Suite

2.79m x 1.12m (9'2 x 3'8) Single shower enclosure with direct feed shower head, twin flush plate WC, vanity top wash basin, full tiled elevations, chrome heated towel rail, spotlights and extractor fan.

Bedroom Four

4.57m x 3.48m (15' x 11'5) UPVC double glazed window, central heating radiator and fitted wardrobes to the alcoves.

Bathroom

3.00m x 2.69m (9'10 x 8'10) UPVC double glazed frosted window, three piece suite comprising of low basin WC, tiled panel bath with direct feed starburst shower head, pedestal wash basin, fitted storage, heated towel rail, full tiled elevations and tile effect flooring.

External

Rear

Two acres of land and three stables.

Detached Double Garage

Movie room and living quarters above.

Front

Electric gated driveway with parking for multiple vehicles and rural outlook.

Agents Notes

The property is Freehold and Council Tax band G.





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



