



*Woodside Cottage, Burgh Lane South*

Chorley



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

**\*\*\*STUNNING PERIOD DETACHED COTTAGE\*\*\*TUCKED AWAY OFF A SECLUDED LANE\*\*\*FANTASTIC SIZE PLOT\*\*\*TRIPLE GARAGE \*\*\*BEAUTIFULLY PRESENTED & BURSTING WITH AN ABUNDANCE OF INDOOR & OUTDOOR SPACE\*\*\***

This captivating, detached stone cottage is a hidden gem, quietly tucked away in a delightful location few even know exists. The original part of the cottage was formally a weighing station for coal in the 1800's, the property was then extended by the current owners to what you see today.

As you approach via a secluded country lane, the sense of being away from it all suddenly becomes apparent, and you catch sight of the local fields and a glimpse of Woodside Cottage taking full advantage of its beautiful surroundings. From the lane, the cobbled driveway leads up to the delightful garden and cottage. Overlooking open farmland to the front, the setting is simply exquisite and the perfect choice for those seeking somewhere special where charm and character are in abundance, the property is larger than it appears from the front. A large wooden door opens onto the entrance porch and as you step inside you can't help but fall in love with the enveloping sense of peace and welcoming warmth the cottage offers. With wooden beams throughout, working burners and warm muted tones, this is the epitome of country living.



## Accommodation

There are two reception rooms, from the entrance hall, take a right, the dual aspect lounge providing views of the garden, taking centre stage in this room is the oil log burner set in the exposed brick fireplace. The formal dining room located just off the breakfast kitchen is a versatile space and has many uses, the log burner set in original stone is perfect addition for those cold winter nights. The country style breakfast kitchen is the hub of the home and the perfect place to gather. With a wooden flooring, exposed wooden beams, integrated appliances to include; Aga, four ring gas hob and extractor with contrasting work surfaces, this is a beautiful place to cook and entertain. This room also benefits from a multi fuel burner. The utility just off the dining room is perfect for modern day family living with ample storage, space for washing machine & dryer and gives access to the rear of the property. A handy WC located just off the entrance hall services the ground floor accommodation.

From the entrance hall, follow the handrail and staircase to the first floor, a delightful galleried landing, perfect for relaxing or large enough to be used as office space. From here you discover the family bathroom with its delightful free-standing bath, walk in shower cubicle, low level wc and sink complemented by white metro wall tiles and striking floor tiles and ample storage space for bathroom essentials.

There are four bedrooms, the master bedroom overlooks the delightful front and rear garden, the views are exquisite and create an overwhelming sense of peace. With its own three-piece ensuite. A further two large doubles, both with different facing aspects. The four bedroom is a single and currently being used as an office.

The property is located just 3 miles from the centre of Chorley and in excellent commuting distance to the M61 & M66. Within easy access to a host of amenities and both primary and secondary schools within close proximity. A short drive from the famous Fredricks Ice Cream Parlour and if you have pets or like walking, grab your boots as the Yarrow Valley Park and Duxbury woods are just a hop, skip and a jump away!

The stone built triple garage offers secure parking or perfect for additional storage. The block paved cobbled driveway provides off road parking for several vehicles. The gardens at the front, and side are a joy to be hold! Beautifully planted and lovingly nurtured this garden will give you all round colour, great for pets or for the children to play and enjoy the lovely setting.







### *Tenure*

Freehold

### *Council Tax*

Local Authority: Chorley

Council Tax Band: A

Annual Price: £1,366 (min)

### *Mobile Coverage*

EE - Medium

Vodafone - Medium

Three - Medium

O2 - High

## Broadband

Basic  
25 Mbps

## Satellite / Fibre TV Availability

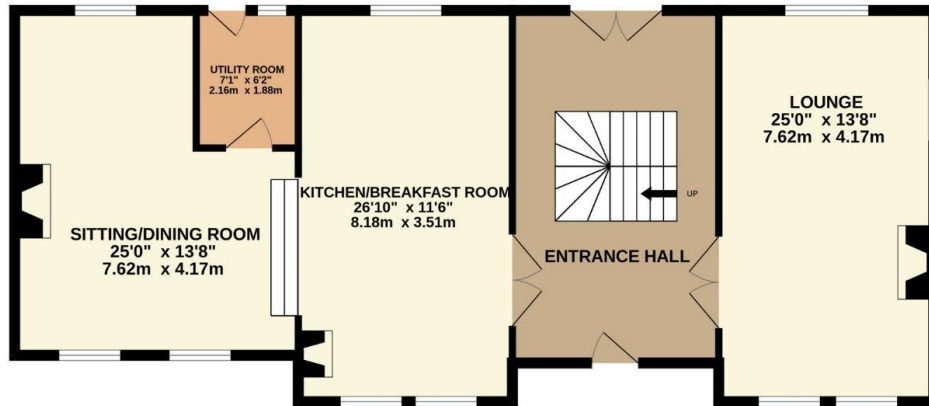
BT - Yes  
Sky - Yes  
Virgin - No

## EPC Rating

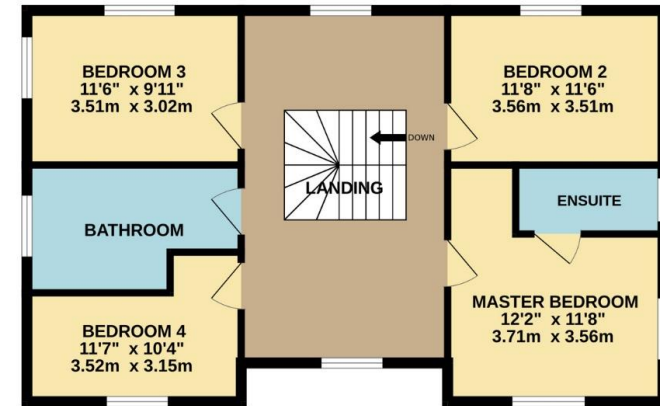
To Be Confirmed



GROUND FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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