



*Throstle Nest Farm, Jolly Tar Lane*  
Coppull



**Miller Metcalfe**  
PRESTIGE

SINCE 1891



Nestled amidst the serene beauty of the countryside, this exquisite detached four-bedroom farmhouse epitomizes the epitome of rural living. Situated on a sprawling 2.5 acres of meticulously maintained land, this property offers a harmonious blend of tranquility and comfort.

As you approach the residence, a sense of awe envelops you, greeted by the charming facade. The expansive grounds are a testament to nature's splendor, with manicured lawns, lush greenery, and vibrant floral displays that paint a picturesque backdrop against the azure skies.

Step inside, and you are welcomed into a world of charm. The interior seamlessly marries traditional allure with contemporary amenities, boasting spacious living areas adorned with rustic accents, exposed beams, and inviting fireplaces that exude warmth and character.





The layout effortlessly flows from room to room, offering an ideal space for both intimate gatherings and grand entertaining.

The heart of the home lies in the well-appointed kitchen, a culinary haven equipped with a range style cooker, custom cabinetry, Fisher & Paykel fridge & freezer lined with granite surfaces and a breakfast bar for more informal dining. Adjacent to the kitchen, the dining area beckons with its inviting ambiance, offering the perfect setting for enjoying meals with loved ones while savoring panoramic views of the surrounding landscape.

A handy utility, cloakroom and wc service the ground floor accommodation.

Retreat upstairs where you will find four good sized bedrooms each thoughtfully designed with style and comfort in mind. The office is perfect if you're working from home and the four piece family bathroom completes the first floor.

Stepping outside, the property reveals an array of amenities designed to enhance the outdoor living experience. A 1-acre paddock provides ample space for equestrian pursuits, while two garages offer convenient storage for vehicles and equipment. A stable provides shelter for horses, while a tennis court offers a venue for recreation and exercise. A workshop and store provide space for hobbies and projects, adding to the versatility of the property. There is potential to convert the outbuildings (subject to the relevant planning)

Immerse yourself in the beauty of nature as you explore the grounds, meandering along scenic pathways that wind through the lush gardens, established orchard and past tranquil ponds. Breathe in the fresh country air as you soak in the breathtaking views of rolling hills and verdant pastures stretching as far as the eye can see.











This exceptional farmhouse offers a rare opportunity to embrace the timeless allure of country living. Despite the feeling of rural seclusion, the location is in fact within easy access of a host of amenities including well-known infant/junior & high schooling and is well placed for major transport links including motorway networks. Adlington, Chorley & Buckshaw Village train stations are within easy reach, making it ideal for those looking to commute. The property offers scenic walks right on your doorstep with Yarrow Valley Country Park less than 1 mile away.

Whether seeking a peaceful retreat, a place to pursue equestrian passions, or simply a place to call home, this property offers an idyllic sanctuary where dreams are brought to life amidst the beauty of nature.







## Tenure

Freehold

## Council Tax

Band: F

Annual Price: £2,959 (min)

## Mobile Coverage

EE - Medium

Vodafone - Medium

Three - Medium

O2 - High

## Broadband

Basic - 16 Mbps

## Satellite / Fibre TV Availability

BT - Yes

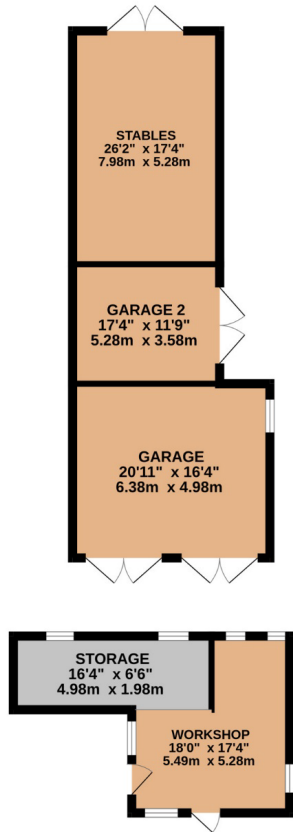
Sky - Yes

Virgin - No

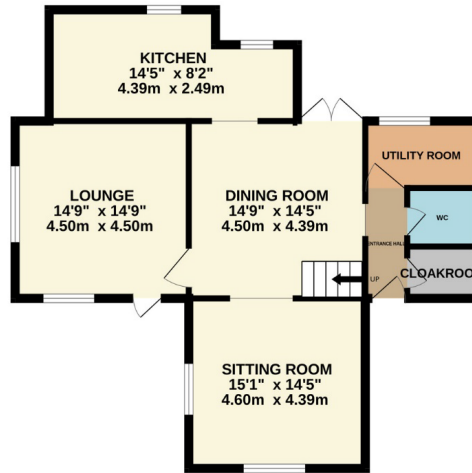
## EPC Rating - To be confirmed



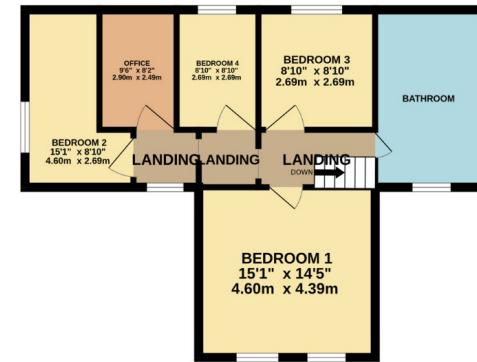
EXTERNAL  
516 sq.ft. (47.9 sq.m.) approx.



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.9 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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