



**Burgh Hall Farmhouse, Burgh Hall
Road, Chorley PR7 3PZ**

Chorley Town Centre ½ mile

M61 Motorway J8 1 mile

Situated in the southern outskirts of Chorley market town Burgh Hall Farmhouse is privately secluded in wooded surround of about one half acre with a driveway approach from Burgh Hall Road. Chorley has excellent local facilities with shops, supermarkets, discount stores, hospital, parks, recreational facilities and schools for all ages. The River Yarrow flows around the southerly outskirts of Chorley and Yarrow Valley Country Park is a local beauty spot further down Burgh Hall Road.

Burgh Hall Farmhouse is listed as grade two status under List Entry Number 1203722 with the following Historic England description.

Farmhouse, possibly early C17, altered probably in C18. Limewashed walls of stone to c. 1 metre height, brick above (possibly replacing earlier timber walling) roof of stone slates (and some slates) with a chimney on the ridge, a part-corbelled chimney at right gable and one at the gable of the wing. L-shaped plan: 3 bays with a one-bay wing to front of 3rd bay. Two storeys; single storey porch in the angle has hipped roof and round headed opening to panelled door; one large 3-light casement on each floor to the left, one in the wing to the right with a 3-light sliding sash above, door at left end (covered by roof of single storey extension), 2 tall windows above and blocked bull's eye in gable; high single storey extension at right end, 2 small attic windows above it. Interior: stone base to outer wall projects internally, stop-chamfered beams throughout; staircase with splat balusters.

Price Guide £675,000

Council Tax band E

Energy Performance Certificate band F

Viewing By Appointment with the Selling Agents

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH Tel 01200 441351 Email sawley@rturmer.co.uk

Directions Travelling south through Chorley on the A6 on to Bolton Road the sat nav should take you past a right turn on to Carr Lane and immediately afterwards to a right turn on to Myles Standish Way. Continue along Myles Standish way, take first left off the roundabout at Holy Cross High School and first left at the next roundabout on to Burgh Lane. At the final roundabout take the third exit onto Burgh Hall Road and from there miss the left turn to Capesthorpe Drive and take the next left turn where you will approach the gate to Burgh Hall and a sign to the left Burgh Hall Farm directs you to the entrance drive.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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Lounge



The property is in a lovely garden setting and is complimented with the following detail.

Ground Floor Open front porch with solid timber door leading to a lobby with stairway and entrances to two sitting rooms, the living room and a basement cellar under Sitting Room 1 with access via a flight of stone steps, stone flagged floor and cold slab.

Sitting Room 1 13' 2" x 11' 10" with window, fireplace with polished wood surround, wall radiator, fitted carpet and centre ceiling light.

Sitting Room 2 12' 3" x 11' 3" with window, fireplace, wall radiator, fitted carpet and centre ceiling light.

Boiler Room 8' 1" x 6' 1" a single storey leanto brick and slate roof structure with entrance only from sitting room 2 with stone flagged floor and Worcester oil fired central heating boiler.

Living Room 18' 0" x 14' 5" with windows front and rear, tiled fireplace with polished wood mantle, undersill radiator, fitted carpet and centre ceiling light.

Dining Room 18' 0" x 12' 3" with glazed double patio doors to the rear garden patio, enclosed second stairway to the first floor with pine panelling, pine door to the understair store and radiator to the dining room side of the panelling, fitted carpet and centre ceiling fluorescent light fitting.

Kitchen 11' 10" x 10' 10" with lino floor covering, range of pine wall cupboards, corner cupboards and work top units incorporating a stainless steel double drainer sink unit under the window, Hotpoint eye level double oven, pine boarded ceiling with fluorescent ceiling light and window to the conservatory.

Utility 11' 6" x 7' 6" with lino floor covering, stainless steel single drainer sink unit under the window, plumbing for a clothes washer, separate low flush toilet and pine boarded apex ceiling.

Conservatory 16' 10" x 6' 8" adjoining the kitchen constructed of brick dwarf walls, tiled floor, wood effect upvc double glazed framework with double doors to the exterior, monopitch perspex roof, fluorescent light fitting to the wall above the kitchen window and solid wood entrance door to the dining room.

Half Landing Bathroom 9' 10" x 7' 10" comprising a single storey north east gable extension approached from the hall lobby via an eight step carpeted stairway to a landing and two steps down to the bathroom entrance with tiled floor with underfloor heating, tiled walls, window, curved glass shower closet with Triton electric shower fitting, panelled bath, vanity wash basin, low flush toilet and wall radiator.

First Floor Seven steps further up on the return carpeted stairway is a landing with entrance to three bedrooms.

Bedroom 1 13' 11" x 12' 2" with window, fitted carpet, wall radiator, built in cupboard and centre ceiling light.

Bedroom 2 12' 9" x 12' 4" with window, fitted carpet, undersill radiator, fitted wardrobe and centre ceiling light.

Bedroom 3 18' 7" x 14' 2" with windows front and rear, fitted carpet, fitted wardrobe and centre ceiling light. This bedroom has a second doorway to the second staircase landing.

Staircase Landing 16' 9" x 6' 8" with window, fitted carpet, entrance to bedroom 4 and enclosed stairway down to the dining room.

Bedroom 4 12' 8" x 11' 7" with window, fitted carpet, fitted wardrobe and centre ceiling light.

Outside Range of outhouses extending on from the house utility / conservatory constructed of brick walls under blue slate rooves and comprising Dog Kennel 12' x 9', Workshop 14' x 12' and Garden Store 10' x 6'. Detached Car Garage 22' x 22' constructed of concrete block walls, brick front elevation, dual pitch slate roof, fibre glass up and over car door entrance, single door entrance and concrete floor. Tarmac surface driveway and car parking. Front garden, Rear flagged patio outside the dining room looking onto lawns and wooded surround.

Services Mains water, mains electricity, private foul drainage, oil fires central heating and domestic hot water, double glazed windows to the south west gable of the house.

Sitting Room 1



Sitting Room 2



Kitchen



Bathroom



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Basement Cellar



Roof Store



Gable Elevation



Gable Elevation



Rear Elevation



Garden



Garden



Garden



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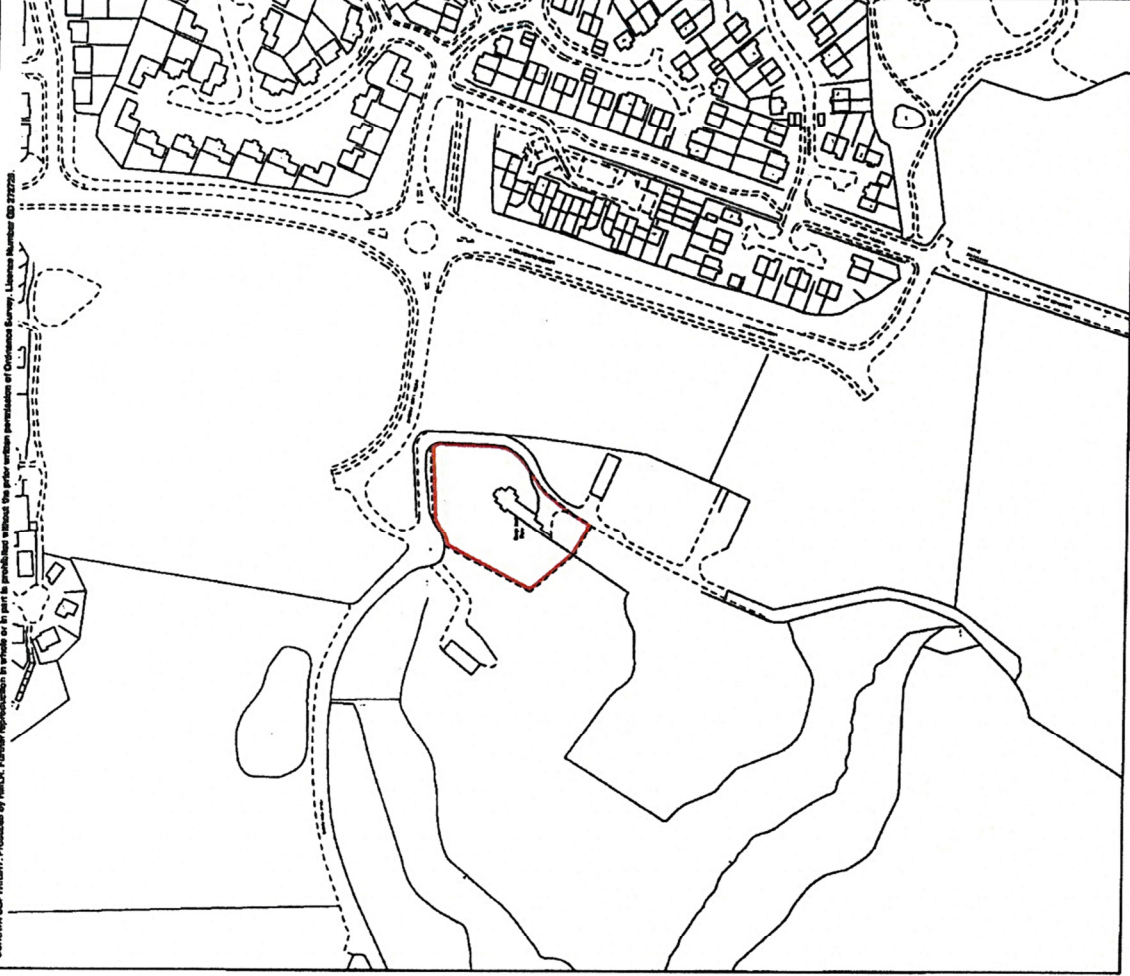
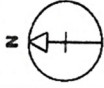
LANCASHIRE : CHORLEY

ORDNANCE SURVEY MAP REFERENCE

SD716SE

SCALE 1:2500 Reduced from 1:1250

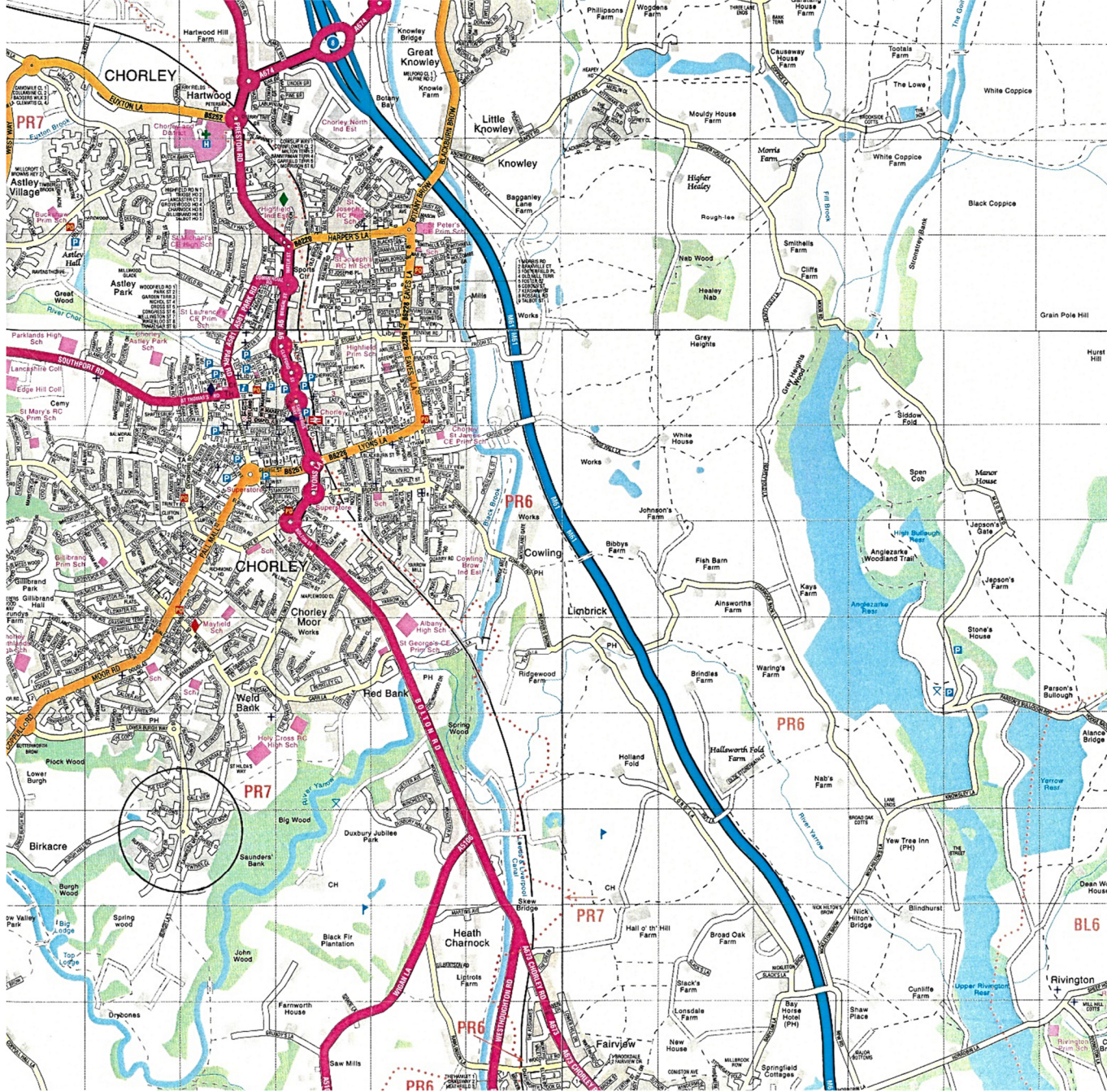
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