



Chapel House Withnell Fold, Withnell
£639,995

Chapel House Withnell Fold

Withnell, Chorley

Arnold and Phillips are pleased to present Introducing a rare gem nestled in the heart of Withnell Fold, a stunning and unique three-bedroom character home that represents a harmonious blend of charm and modern convenience. As you step inside, be prepared to be enchanted by the exquisite blend of historic character and contemporary comfort this property offers. The spacious lounge beckons with its charming individuality, complete with herringbone flooring and a feature dual-fuel stove burner, promising cosy evenings and elegant gatherings alike. Impeccably designed, the summer room boasts bi-fold doors that seamlessly connect the indoors with the outdoors, creating a seamless flow ideal for creating lasting memories with loved ones.

Offering flexible living spaces to suit various needs, this property boasts two reception rooms, a convenient downstairs w/c, and three spacious bedrooms, each a tranquil sanctuary to unwind after a long day. A garage provides practicality, completing this picturesque abode, making it an ideal backdrop for life's cherished moments.

This property boasts the added advantage of an updated dual fuel heating system, offering flexibility and efficiency in both heating and hot water supply. The home is equipped with a gas boiler, as well as a multi-fuel stove, providing options to suit your preferences and needs. The hot water is thermally stored, enhancing the system's efficiency significantly. This advanced setup not only ensures a consistent supply of hot water but also contributes to lower gas bills, making it an economically savvy choice for homeowners. With this energy-efficient system, you can enjoy the comfort of a warm home while keeping utility costs in check.

Outside, the property continues to captivate, set amidst beautiful gardens on a substantial plot that invites you to embrace the beauty of the outdoors. The meticulously landscaped grounds offer a serene escape, perfect for both relaxation and entertaining. Imagine morning coffees on the patio, basking in the gentle sunlight, or hosting al fresco dinner parties under the starlit sky. The vast outdoor space provides endless possibilities for outdoor activities, from garden parties to children's play, perfectly complementing the indoor living areas and enriching your lifestyle. As the seasons change, watch the garden bloom with vibrant colours or transform into a winter wonderland, each moment a reminder of the natural beauty that surrounds this enchanting property.











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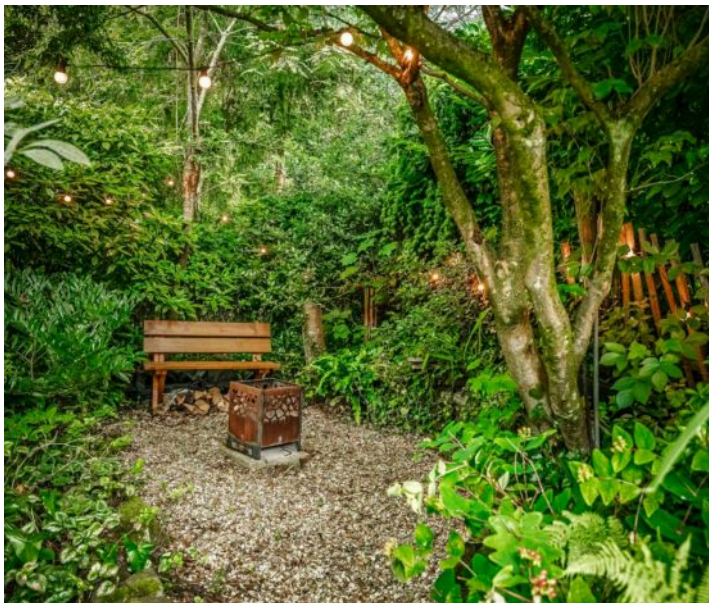
- Stunning Unique Three Bedroom Character Home
- Set In The Heart Of Withnell Fold
- Set in Beautiful Gardens On A Substantial Plot
- Spacious Lounge Offering Charming Individuality
- Downstairs W/c
- Summer Room With Bi-fold Doors
- Herringbone Flooring And Feature Dual Fuel Stove Burner
- Three Spacious Bedrooms
- Offers Flexible Living
- Garage

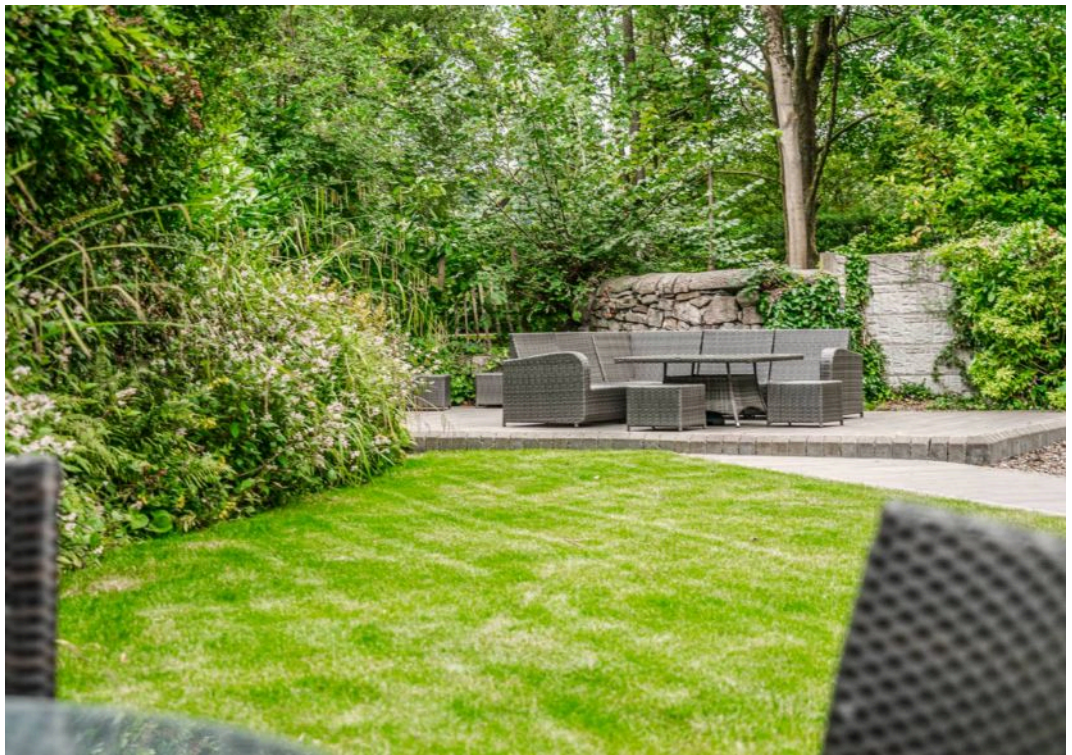
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



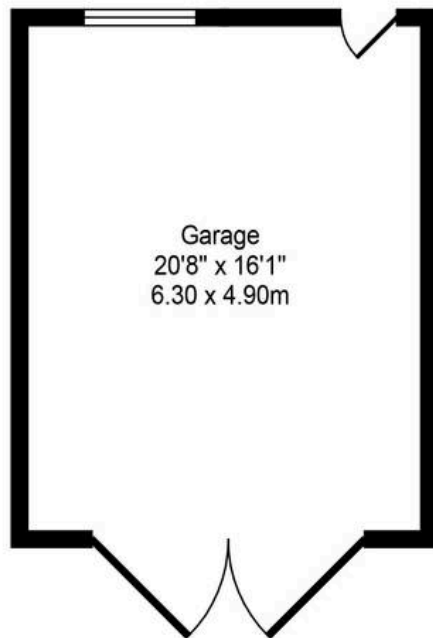




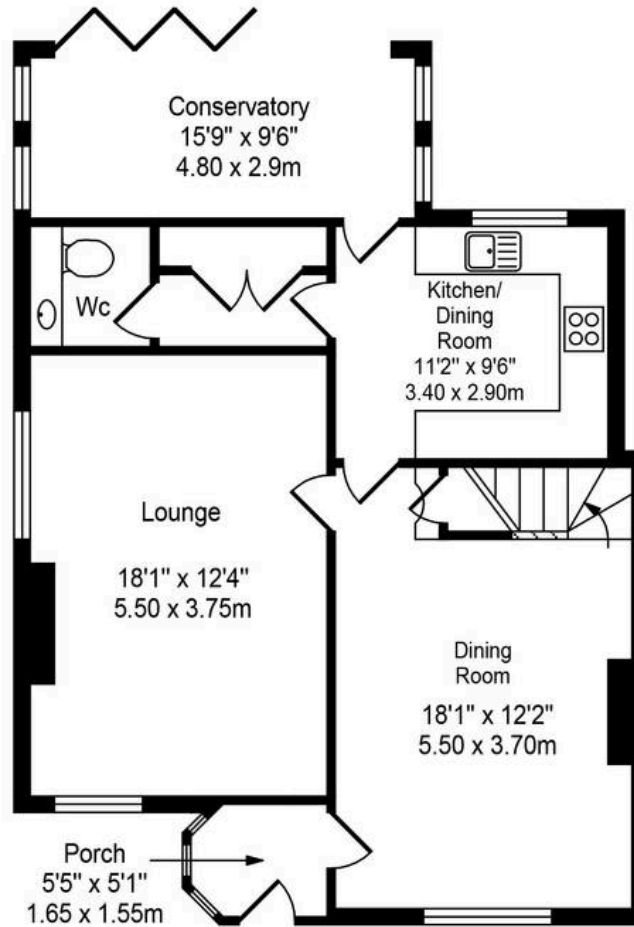
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Total Approx. Floor Area 1746 Sq.ft. (162.20 Sq.M.)

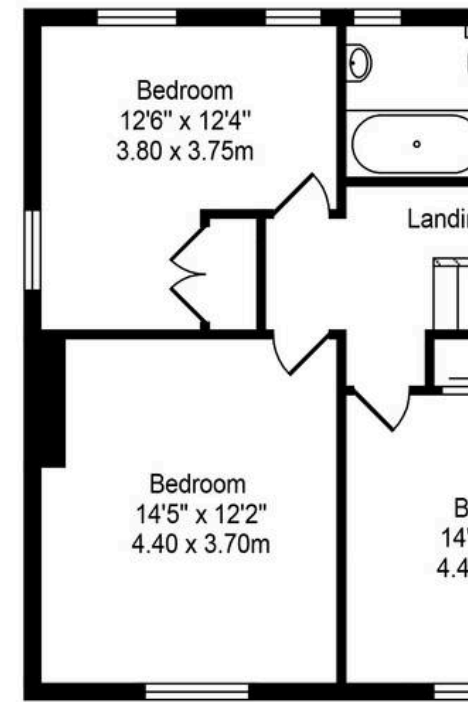
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 332 Sq.Ft
(30.84 Sq.M.)



Approx. Floor
Area 752 Sq.Ft
(69.86 Sq.M.)



Approx. Floor
Area 662 Sq.Ft
(61.50 Sq.M.)



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