



redrose

289 Wood Lane

Heskin, Chorley, PR7 5NT

A beautifully renovated bungalow set within approximately 2 acres in the picturesque village of Heskin, forming part of an exclusive development of just two other bespoke homes. The property enjoys a peaceful countryside setting while remaining well connected to Chorley, the M6, and surrounding areas including Preston, Wigan, and Manchester. Fully modernised throughout, the home benefits from underfloor heating to much of the ground floor. Accommodation includes a welcoming entrance hall, spacious open-plan lounge/dining area, separate cosy family room, modern fitted kitchen with integrated appliances, utility room, and a conservatory overlooking the garden.

Guide Price £825,000

EPC Rating '79c'





Property Description

SUMMARY

Acquire this exceptional, immaculately presented four-bedroom bungalow, set within approximately 2 acres of private grounds and forming part of an exclusive development of just two other bespoke homes. Finished to an outstanding high specification throughout, the property has been comprehensively renovated, including a full re-wire and underfloor heating across much of the ground floor, creating a stylish and energy-efficient home. A welcoming entrance hall leads to well-proportioned bedrooms and a beautifully appointed family bathroom, with the principal suite benefitting from fitted wardrobes and a luxurious four-piece en-suite. At the heart of the home is a stunning open-plan lounge and dining area, flooded with natural light and ideal for modern living, complemented by a separate cosy family room. The high-spec contemporary kitchen features integrated appliances and quality finishes, supported by a separate utility room, while a bright conservatory provides additional living space overlooking the garden. To the first floor are versatile attic rooms with Velux windows and built-in



storage, ideal for a home office or flexible use. Externally, the property enjoys a substantial plot with gated frontage, a sweeping driveway leading to a detached garage, extensive lawned gardens, and a beautifully finished Indian stone patio. The grounds extend to approximately 2 acres, offering privacy and a true sense of countryside living. A superb home combining luxury, space, and high-end modern living.

HALLWAY

Entrance porch hallway within the bungalow, offering a welcoming and practical space. Finished in neutral décor, it provides a light and airy feel while maintaining a smooth flow throughout the home. Double glazed windows and radiator.



BEDROOM CURRENTLY USED AS A SECOND RECEPTION ROOM

13' 11" x 13' 9" (4.24m x 4.19m) Beautifully spacious lounge offering a bright and inviting atmosphere, with generous proportions allowing for a variety of seating arrangements. A comfortable and well-presented living space, perfect for both relaxing and entertaining. Double glazed window overlooking the front aspect and radiator.

BEDROOM THREE USED AS A GYM

14' 0" x 13' 11" (4.27m x 4.24m) Another well-proportioned double bedroom, currently being used as a home gym, offering a versatile space that could easily be adapted back into a bedroom, home office, or additional living area. Double glazed window to the front aspect and radiator.

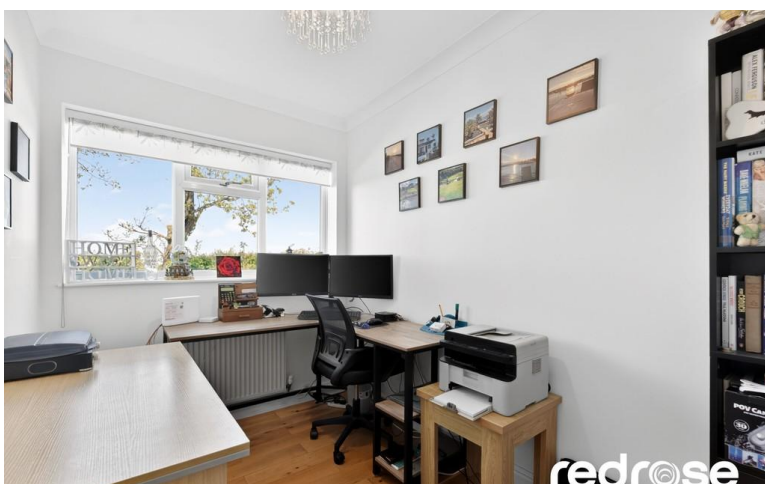


INNER HALLWAY

Inner hallway providing access to the main rooms of the property, offering a practical and well-presented connecting space.

OFFICE

13' 8" x 9' 4" (4.17m x 2.84m) Spacious reception room currently used as a home office, offering a versatile and well-proportioned space ideal for remote working, study, or additional living accommodation. Double glazed window and radiator.





FAMILY BATHROOM

10' 4" x 5' 7" (3.15m x 1.7m) Spacious, modern family bathroom finished to a high standard, featuring contemporary high gloss fittings and a stylish design. Comprising a shower bath and high level fitting over, wash basin with mixer tap inset high gloss vanity unit and low level WC. Part tiled walls, tiled flooring, double glazed frosted window and heated towel radiator. The room is well presented with a clean, contemporary finish, offering both comfort and practicality for everyday family use.



OPEN PLAN LOUNGE/DINER/FAMILY ROOM/

23' 4" x 21' 10" (7.11m x 6.65m) At the heart of the property is a superb open-plan lounge and family room, beautifully bright and spacious, creating the perfect setting for both relaxing and entertaining. This impressive space flows effortlessly, enhancing the sense of openness and modern living. The property boasts a striking high-gloss fitted kitchen, designed with a true high-end finish in mind. Featuring sleek cabinetry, quality work surfaces, and integrated appliances, it delivers both a premium look and excellent functionality, ideal for everyday use and entertaining alike.



KITCHEN

10' 7" x 9' 9" (3.23m x 2.97m) High-spec contemporary kitchen finished to an excellent standard, featuring a range of sleek cabinetry and quality work surfaces. The kitchen benefits from a double oven and integrated microwave, alongside a five-ring gas hob with modern extractor above. Sink and drainer. Designed with both style and practicality in mind, it provides an ideal space for everyday cooking and entertaining. Double glazed window.

UTILITY ROOM

9' 4" x 8' 8" (2.84m x 2.64m) Separate utility room offering additional storage and practical workspace, with plumbing and space for laundry appliances, helping to keep the main living areas clean and uncluttered. Sink with drainer and mixer tap. Double two glazed windows.



MASTER BEDROOM

18' 5" x 17' 2" (5.61m x 5.23m) Spacious master bedroom offering a bright and comfortable setting, with ample space for a full range of bedroom furniture including wardrobes and additional storage. A well-presented room with a calm and inviting feel, providing an ideal retreat at the end of the day. Double glazed window, radiator and fitted wardrobes with part mirrored sliding doors



ENSUITE

10' 4" x 5' 7" (3.15m x 1.7m) Fitted with a four-piece high-spec shower room, beautifully finished with contemporary fittings and a stylish modern design. Comprising a walk-in shower, wash basin set within a vanity unit, and WC, the space is complemented by quality tiling and a sleek, polished finish, creating a luxurious and practical addition to the bedroom.

BEDROOM

10' 4" x 6' 6" (3.15m x 1.98m) Well-proportioned, high-quality bedroom offering a bright and stylish space with a modern finish throughout. Generously sized, it comfortably accommodates a range of bedroom furniture, creating a versatile room suitable for guests, children, or use as a home office if required. Double glazed window and radiator.



CONSERVATORY

15' 9" x 10' 8" (4.8m x 3.25 m) Spacious conservatory offering an elegant and versatile additional living space, flooded with natural light and enjoying views over the garden and farmland. Finished to a high standard, this impressive room provides the perfect setting for relaxing, dining, or entertaining, seamlessly connecting the indoor and outdoor living spaces and enhancing the overall sense of space and light throughout the home.



FIRST FLOOR

Moving to the first floor, the property offers versatile attic rooms, providing excellent additional space. Benefitting from fitted Velux windows that allow plenty of natural light, along with useful integral storage, this area is ideal for use as a home office, hobby space, or flexible accommodation to suit a range of needs.

EXTERNALLY

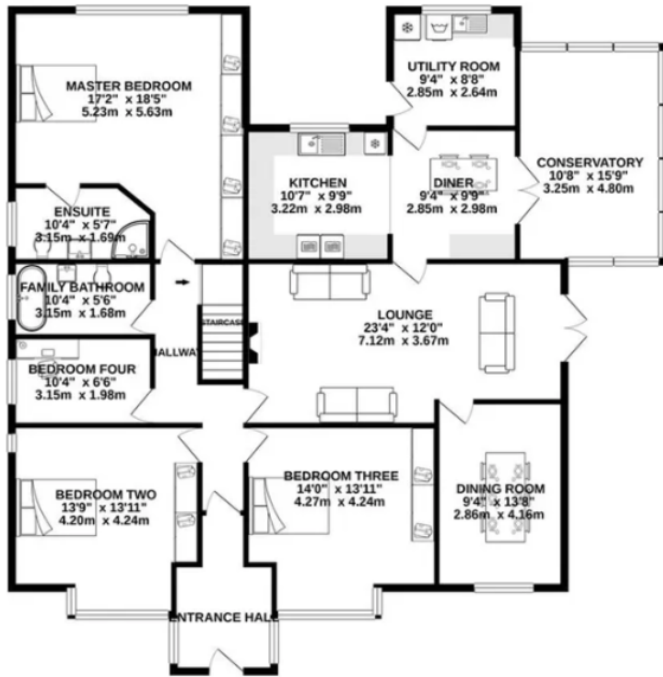
Externally, the property occupies a superb and substantial plot with private gated front, a sweeping driveway leading to a detached garage, and extensive rear gardens mainly laid to lawn. A beautifully finished Indian stone patio provides an ideal space for outdoor seating and entertaining. Beyond the formal gardens lies approximately 2 acres of additional land, stretching back towards the treeline and enhancing the sense of space, privacy, and countryside living. This is a truly outstanding home offering luxury, space, and versatility in a stunning semi-rural location.

DOUBLE GARAGE

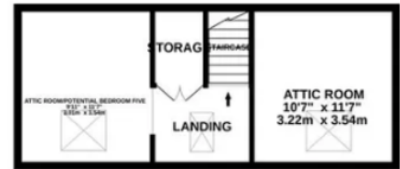
Detached double garage offering excellent secure parking for two vehicles, with additional space for storage, tools, and outdoor equipment. The garage provides versatile use, whether for parking, workshop space, or general storage, and is easily accessible via the private driveway.



GROUND FLOOR
1807 sq.ft. (167.9 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 2130 sq.ft. (197.9 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 dimensions are approximate and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements