



4 BED FARMHOUSE WITH 4 ACRES OF LAND TO LET | £1,500PCM

**HIGH COP FARMHOUSE, TOP O'THE LANE, BRINDLE, CHORLEY,
PR6 8PB**

A rare opportunity has become available to occupy a property on the highly sought-after Brindle Estate, where properties rarely come to the market and tenants often remain for many years.

On behalf of the Brindle Estate, we are pleased to market this delightful period four-bedroom farmhouse with four acres of land located in the village of Brindle. This property is located within two miles distance to all local amenities, shops and parks. There are excellent transport links to Chorley, Preston and the motorway network.

The farmhouse features four bedrooms, two large reception rooms, a kitchen and additional utility space. Externally the property has a large garden to the rear, a garage providing off road parking, an attached traditional barn and four acres of land. The property has outstanding views of the surrounding farmland.

Brindle is a picturesque village with excellent facilities including a primary school. The surrounding area has fantastic country views and walks across the Lancashire countryside.



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

WIGNALLS



WIGNALLS



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

GROUND FLOOR

The access taken from the main road leads to a central entrance hallway. Accessed via this hallway is reception room one which is a spacious room with a feature fireplace. Reception room two is the larger one of the two with a gas fireplace which leads to the farmhouse kitchen and utility.

The kitchen has an electric oven with fittings for a washer/dryer and an under the counter fridge. The generous utility space/pantry provides additional storage space.



WIGNALLS



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

FIRST FLOOR

The stairs from the entrance hallway lead to three spacious double bedrooms and a further single bedroom.

There is a family bathroom which has recently been renovated and serves all bedrooms on the first floor.



WIGNALLS



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

OUTSIDE

The farmhouse overlooks the four acres of land which is included in the tenancy. There is an enclosed garden and lawn to the rear which is accessed via a small gate at the side of the property. The garage and the attached stone barn provides further storage and there is the possibility of taking on further building space.



WIGNALLS



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ



GENERAL REMARKS

Services: The property has the benefit of mains electricity, drainage, gas and water.

Local Authority: Chorley Council.

EPC: D.

Council Tax: D.

Viewings: The property may only be viewed by prior appointment only. Viewings to be made by Hannah Eaton. Please call the office on 01772 419277.

Enquires: All enquires should be directed to Hannah Eaton by calling the office or emailing info@wignalls.land.

Health and Safety: Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

WIGNALLS