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**Apartment 4 Withnell Hall Gardens, Chorley Road, Chorley
PR6 8EH**

**Guide Price
£485,000**

Luxury Two Bedroom Apartment in a Stunning Manor House Conversion



Entrance & Living Area

The grand atrium of Withnell Hall features original ceramic floor tiles, a striking aluminium and glass roof lantern, and meticulously restored stair spindles, all evoking the grandeur of its heritage. The apartment itself opens into a charming and cosy living room, enriched with high vaulted ceilings, exposed timber beams, and traditional sash windows that flood the space with natural light. A characterful log-burning stove with a tiled hearth and wood mantel serves as the room's centrepiece, adding a warm and inviting atmosphere. Herringbone-engineered oak flooring enhances the timeless appeal.

Dining Room/Study

A second reception room provides versatility as either a formal dining space or a private study. Built-in fitted cupboards incorporate a convenient pull-out computer drawer, making it ideal for home working. A double-glazed sash window, feature ceiling lighting, and stylish décor complete this elegant and functional space.

Kitchen

Blending contemporary design with period features, the kitchen is fitted with a range of sleek wall and base units complemented by luxurious wraparound quartz worktops. NEFF integrated appliances, including an oven, combi-oven, induction hob, and dishwasher, cater to all culinary needs. The Hotpoint fridge freezer is seamlessly built-in, while soft-close drawers and a practical space for a washer/dryer add to the modern convenience. The kitchen also boasts tiled flooring, part-tiled walls, exposed ceiling beams, and a sash window with shutter blinds.

Master Bedroom & En-Suite

The master bedroom offers a tranquil retreat, featuring fitted wardrobes with integrated interior lighting and TV, a bespoke dressing table, and a charming double-glazed sash window. The accompanying en-suite bathroom is a sanctuary of relaxation, equipped with a luxurious double shower featuring a rainfall showerhead, a stylish vanity wash hand basin, a low-flush WC, and contemporary tiling. A sash window, ladder style heated towel rail and illuminated mirror complete the elegant design.

Second Bedroom

A bright and spacious second bedroom benefits from a central ceiling light, sash double-glazed window, and neutral décor, making it perfect for guests or as an additional workspace.

Main Bathroom

The beautifully appointed bathroom comprises a three-piece suite, including a bath with a thermostatic shower over, a vanity wash hand basin with built-in storage, and a low-flush WC. Tiled flooring, part-tiled walls, a sash window, a heated towel warmer, and an illuminated mirror add to the sense of luxury.

External Features & Communal Grounds

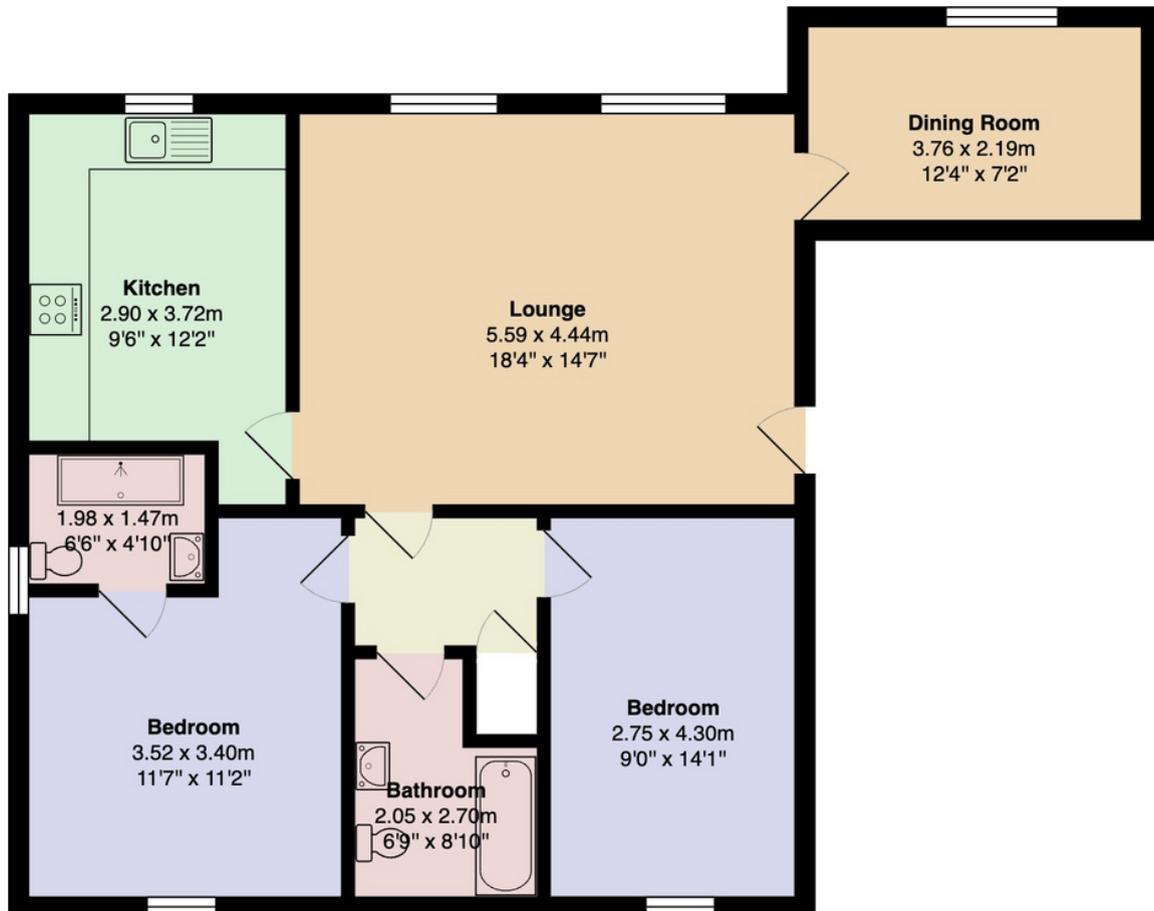
The apartment forms part of a secure, private gated development, offering intercom entry and two allocated cobbled parking spaces. Withnell Hall's beautifully maintained communal gardens provide a serene setting, with a dedicated front lawn area exclusively for apartment residents. Further benefits include a private garage, PV solar panels for communal areas, and a 10-year LABC warranty for peace of mind.

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Floor Plans



Total Area: 85.4 m² ... 919 ft²

All measurements are approximate and for display purposes only