



NATIONWIDE

Babylon Lane, Heath Charnock

£420,000 Leasehold

New Instruction

Description

Fent Hall is a truly breath-taking three-bedroom semi-detached stone-built cottage dating back to the 1830s, offering exceptional and highly versatile living accommodation in an enviable semi-rural setting. Fent Hall was restored by the previous owners, the property has been maintained to an exacting standard by the current owners. This remarkable home seamlessly blends timeless period character with high-quality contemporary finishes, creating a home of undeniable charm and distinction.

Approached via an impressive storm porch, the entrance immediately sets the tone for what lies beyond. Featuring a beautiful reclaimed stained and leaded church window, and an original reclaimed solid timber church door, the porch provides a striking and welcoming introduction to this unique home.

The ground floor benefits from underfloor heating throughout and comprises a welcoming entrance hall with useful understairs storage, together with a versatile third bedroom which could equally serve as a snug, home office or hobby room. The main bedroom is beautifully appointed with a range of fitted wardrobes, enjoys views via patio doors, and is complemented by a stylish en-suite bathroom comprising his and hers sinks, shower over the bath, wc and heated towel rail.

To the first floor, the landing is a particular feature with its exposed



stone walls and stunning stained-glass window, perfectly reflecting the property's rich heritage. The second bedroom is a generous double room featuring fitted wardrobes, a Velux roof window and access to the loft via pull-down ladders. The contemporary family shower room is fitted with a walk-in shower, WC, basin, heated towel rail and an additional Velux sky light.

The heart of the home is the beautifully handcrafted pine kitchen, complete with a traditional Butler sink, range-style gas cooker and integrated washing machine, perfectly combining practicality with rustic charm. The spacious lounge/dining room provides an excellent entertaining space, enjoying dual aspect windows that flood the room with natural light together with a delightful Juliet balcony from which to admire the surrounding scenery.

Throughout the property, original character has been carefully preserved with exposed beams, exposed stonework and a wealth of traditional features, all enhanced by modern comforts to create a home of exceptional warmth and individuality.

Externally, Fent Hall continues to impress. The property benefits from a substantial garage with double doors, generous off-road parking for up to three vehicles, and the paddock style garden has far reaching views towards Southport, while the front of the property commands breathtaking panoramic views towards Rivington, offering an ever-changing backdrop throughout the seasons.

Despite its peaceful and secluded rural setting, Fent Hall is ideally positioned within easy reach of excellent local amenities, highly regarded schools and major transport links, making it perfectly suited for those seeking countryside living without compromising on convenience.

A home of this calibre, combining historic character, exceptional

craftsmanship and truly outstanding views, is rarely available. Early viewing is essential to fully appreciate everything that Fent Hall has to offer.

Council Tax Band: C (Chorley Borough Council)

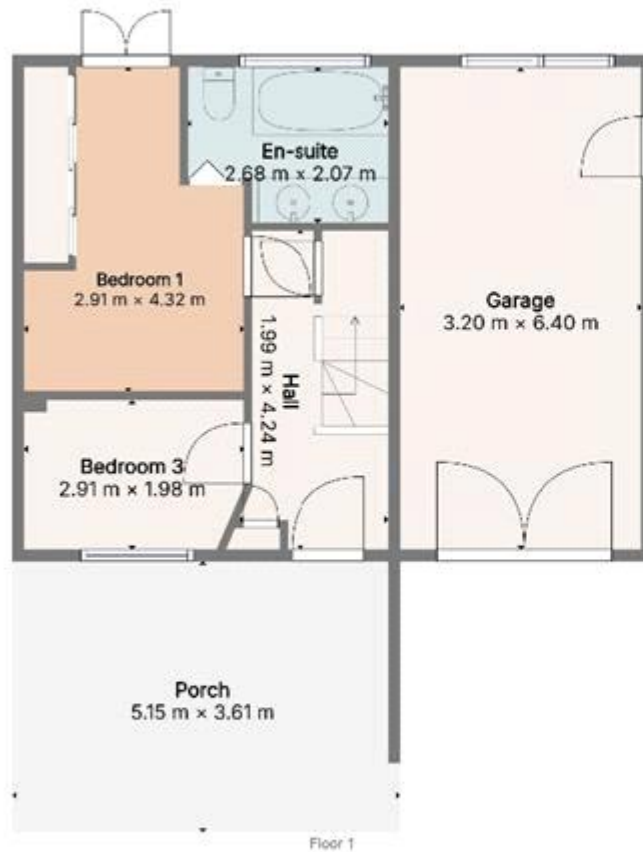
Tenure: Leasehold (858 years)

Ground Rent: £1.31 per year

Service Charge: £0 per year

Tenure

Leasehold





Viewing by appointment only
 Nationwide Estate Agents - Adlington Office
 1-3 Market Street, Adlington, Chorley, Lancashire PR7 4HE
 Tel: 01257 475566 Email: adlington@nationwideestateagents.co.uk Website:
<https://nationwideestateagents.co.uk>