

Mellor Brow, Mellor, Blackburn, Lancashire, BB2 7EX

Asking Price £750,000





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4 Bedrooms | 3 Bathrooms | 1.51 Acres

- Quiet yet convenient Mellor Brow location with stunning valley views
- Flexible layout ideal for multigenerational living or 4-bed family home
- Large paddock with field shelter & stable's & store – perfect for equestrian use.
- Spacious living/dining room with media wall, gas fire & bi-fold doors
- Bespoke kitchen with breakfast bar & premium NEFF appliances
- Four en-suite bedrooms with superb countryside views
- Generous gardens, patio & private parking for multiple vehicles





Set in a peaceful spot just moments from Mellor Brow, this stunning home combines comfort and convenience. With its stylish design, superior finish, and sweeping valley views, it provides the perfect backdrop for modern living.

Positioned in a quiet location away from the road, this property offers highly adaptable living space, effectively arranged in two sections. Perfect for multigenerational households or anyone needing extra room for a dependent relative, it also works beautifully as a spacious four-bedroom home.

A key feature is the outdoor living and lifestyle the property offers. Set below the garden and with direct access there is a large paddock which is fenced and has a field shelter, two stables & store already in place. Its perfect for equestrian users or those seeking a rural lifestyle property.





Internally the house is impressive in its finish with a glazed elevation to the rear which allows both living accommodation and bedrooms to make the most of the view.

Briefly comprising:-

Spacious Entrance Hallway leading to a large living/dining room featuring exposed stonework, a media wall and a flame-effect gas fire, and bi-folding doors opening onto the garden and front garden with superb long distance countryside views.

Hand-crafted kitchen in duck blue with breakfast bar and a range of high-quality integrated NEFF appliances, including hob, oven, steam oven, microwave, plate warmer, coffee machine, dishwasher, washing machine, tumble dryer, and fridge/freezer. French doors open onto a small courtyard.

Cloakroom with WC and wall-hung wash basin.

Two double bedrooms on the first floor, each with en-suite bathrooms and built-in storage, both enjoying spectacular garden and countryside views.





Annex accommodation:

Ground floor third bedroom, living room, and a second high-quality kitchen with dark oak work surfaces and integrated appliances. French doors can serve as the main entrance to the annex.

First-floor fourth bedroom with en-suite shower room.

Externally, there is a large rear garden with patio area, offering unrivalled views, and private parking for multiple vehicles.

Mellor is a rural village located in the Ribble Valley and is popular as it has excellent access to the superb Ribble Valley amenities as well as being within striking distance to Blackburn and Preston as well as the national motorway network via the M6 and the West Coast Main line at Preston. The village has excellent local amenities including a children's play area, village hall, 3 public houses along with a public library and a doctors surgery and bakery.







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The nearby market town of Clitheroe is well placed for commuting offering excellent communication links with all East Lancashire business centres and the rest of the country by road and rail. Clitheroe offers a varied range of amenities including an excellent range of shops, bars, café's and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. The area is a renowned "Foodie Heaven" with excellent pubs and restaurants, many set within the ANOB area of the Trough Of Bowland. The Ribble valley is an affluent area with a café culture and rural heritage and is a desirable place to live and visit.

East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance. Travel distances are approximate, Whalley 7 miles / Clitheroe 10 miles / Manchester 36 miles / Leeds Bradford Airport 38 miles / Manchester International Airport 41 miles/ Kendal and the Lake District 58 miles. M6 North and South 4.5 miles. Preston railway station with the West Coast line to Euston (2.08Mins) 8 miles.

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of an gas central heating system. Sewerage is by way of septic tank. The property also has solar panels.

Parking allocated and number of spaces : Parking for 3 cars to the side of the property.

Construction Type : Stone built with slate roof.
Building Safety : None known.
Restrictive Covenants : There is a restrictive covenant preventing the letting of the annex on its own, however the whole property may be let as a whole.
Listed building : The property is not listed.
Conservation Area / National Landscapes : The property is not in a conservation area.
Easement, and Wayleaves or Rights of Way : The property has a shared driveway.
Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.
Planning Consents affecting the property : None known.
Accessibility adaption information : There is a wet room on the ground floor.
Coal field / mining area : None known.

Communications :
Broadband: Standard 25Mbps available in the area
Mobile signal: EE, Three, O2 and Vodafone available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band E & B

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///cove.shine.prep

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 110.82 sq m / 1193 sq ft



Ground Floor

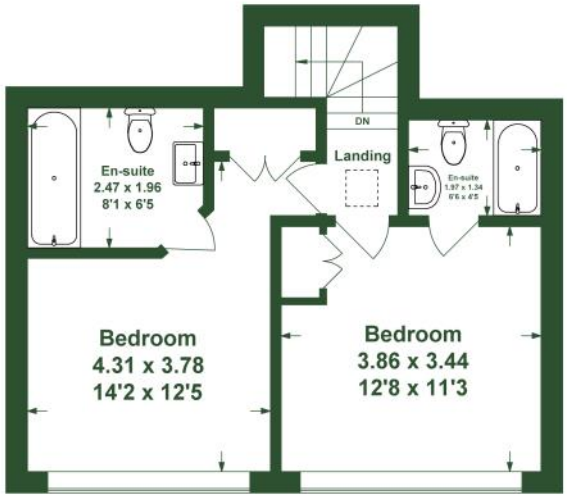
Approximate Gross Internal Area : 68.54 sq m / 738 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media





First Floor

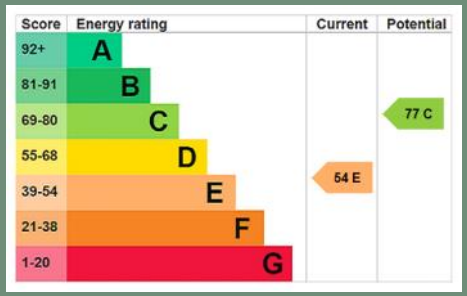


First Floor

First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





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