



# PROCTORS

ESTATE AGENTS

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## 8 Woodfold Park, Mellor, Blackburn, BB2 7QA

£1,400 pcm

A most impressive, luxurious apartment, 1 of 8 in the magnificent Woodfold Hall, set in Woodfold Park, a delightful country estate in an enviable rural setting, convenient for the surrounding towns of Blackburn and Preston, Ribble Valley and the motorway network. This restored hall dates from 1778, designed by the celebrated architect James Wyatt, for the local cotton entrepreneur, Henry Sudell and owned later by the Yerburch family.

This highly appreciated apartment provides excellent living accommodation which has a spacious open plan living area and a high quality fully fitted kitchen with breakfast area. It enjoys a full range of units and Miele appliances. The large double bedroom has an en-suite with bath and shower.





## Woodfold Park, Mellor, Blackburn

There are hardwood double glazed sash windows that enjoys superb outlooks onto the estate. The apartment is warmed by underfloor heating. There is a basement to the hall with private lockable storage. Externally there is a single garage and allocated parking. There are communal gardens and BBQ areas.

This is a very attractive property in an enviable and convenient location. Viewing is highly recommended to fully appreciate.

### ACCOMMODATION

#### HALL

Hot water cylinder/storage cupboard. Door entry receiver

#### TWO PIECE CLOAKROOM

Wash basin, WC, tiled floor

#### OPEN PLAN LOUNGE & FULLY FITTED KITCHEN

26' 2" x 18' 2" (7.98m x 5.54m) 2 hardwood double glazed sash windows, full range of wall and floor units including drawers, Miele appliances, 4 seater breakfast bar, double oven, hob, extractor, washing machine, dishwasher, stainless steel drainer sink unit, tiled floor, fridge, freezer, spotlighting

#### BEDROOM

17' 3" x 14' 7" (5.26m x 4.44m) Hardwood double glazed sash window, spotlighting

#### EN-SUITE

8' 2" x 5' 10" (2.49m x 1.78m) Panelled bath with shower and screen, wash basin, WC, spotlighting, heated mirror, tiled walls and floor, radiator

#### BASEMENT

#### OUTSIDE

Single garage, allocated parking space, communal garden



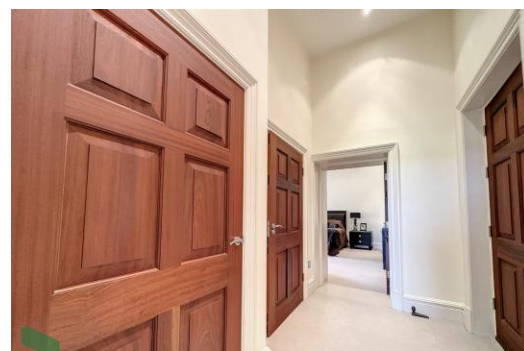
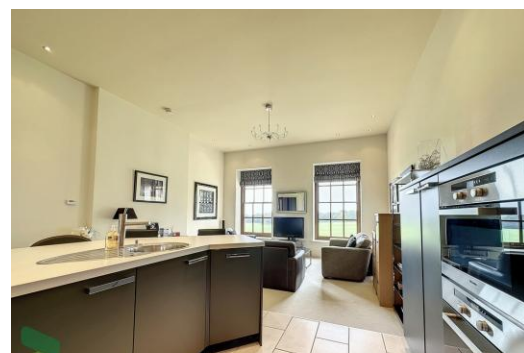
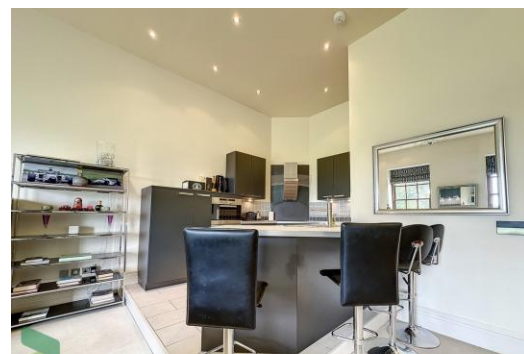
Council Tax Band	Band E
Local Authority	
EPC Rating	76c

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

## Woodfold Park, Mellor, Blackburn

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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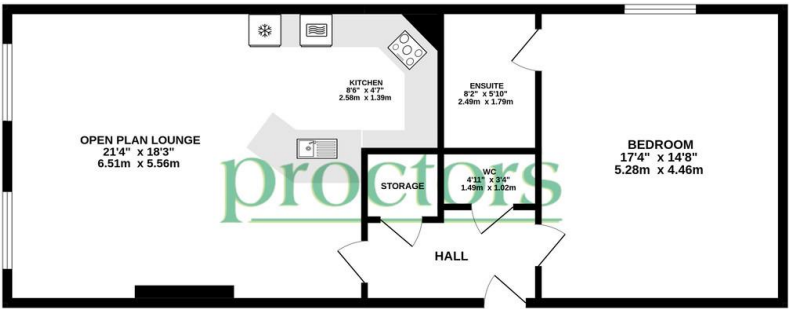
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Woodfold Park, Mellor, Blackburn

GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



8 WOODFOLD HALL - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
4-20	G		