



Woodfold Park, Blackburn

Introducing a prestigious three-bedroom residence nestled within the wings of an 18th Century Manor House, constructed in 1798, amidst the breathtaking countryside of Mellor. This exquisite property, introduced to the market with no onward chain, resides within the courtyard formed by the Hall's two wings. Offering tasteful, neutral tones and abundant internal living space across two storeys, it features an elegant lounge/dining room, spacious study, modern kitchen/diner with utility access, downstairs WC, three double bedrooms with an en-suite to the master, and a family bathroom suite. Residents of this building are treated to breathtaking communal grounds, including a private courtyard that provides a delightful reading spot. The property benefits from driveway parking for one vehicle and a double garage equipped with power and lighting. This home is perfectly suited for those seeking a tranquil rural setting within a coveted development, enveloped by historic architecture.

Conveniently located near Mellor village, which offers a range of amenities including convenience stores, butchers, and pubs, along with scenic walks trails offering exquisite views of the surrounding countryside. This residence is also just a short drive from Junction 31 of the M6 motorway, providing easy access to surrounding towns and cities.

Nestled within 900 acres of parkland, Woodfold Hall is a Grade II listed property, once the grandest private residence in East Lancashire. Built in 1798 for Henry Sudell, a key figure in Blackburn's cotton industry, it later housed the Thwaites family until 1946. In 1949, the hall was vacant for decades until planning permission was granted, transforming it into a unique private estate development.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY THROUGH CURTIS LAW ESTATE AGENTS. PLEASE NOTE, WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS, OR SERVICES AND CANNOT VERIFY THEIR WORKING ORDER OR SUITABILITY.

- Exquisite Two Storey Home Set Within The Wings Of An 18th Century Hall
- Grade II Listed Building
- Luxury Living & Picturesque Grounds
- Three Double Bedrooms With An En-Suite To The Master
- Exclusive, Gated Location
- Council Tax Band G
- Picturesque Communal Gardens & Serene Courtyard
- Ample Parking & Double Garage
- Leasehold

Offers in excess of £475,000

Woodfold Park, Blackburn

Ground Floor

Entrance Hall

16'0" x 9'2" (4.90 x 2.80)

Hardwood partially double glazed front door to entrance hall, ceiling spotlights, central heating radiator, doors to the kitchen/diner, WC, study, lounge/ dining room and storage cupboard (with lighting), stairs to the first floor landing, carpeted flooring.

Kitchen/Diner

21'6" x 11'5" (6.56 x 3.50)

Two wooden framed double glazed windows, a range of white gloss wall and base units with wood effect worktops, part tiled splashbacks, inset stainless steel sink and drainer, integrated four ring hob with stainless steel extractor hood, built in 'AEG' microwave and oven in unit, integral fridge, freezer and dishwasher, ceiling spotlights, two central heating radiators, door to utility room, tiled flooring.

Utility

5'6" x 9'6" (1.70 x 2.90)

Wooden framed double glazed window, a range of white gloss wall and base units with wood effect worktops, part tiled splashbacks, inset stainless steel sink and drainer, plumbing for washing machine, ceiling spotlights, tiled flooring.

WC

5'2" x 5'2" (1.60 x 1.60)

A two piece comprising of: a close coupled, dual flush WC, wall mounted wash basin with tiled splashback, ceiling light fitting, central heating radiator, extractor fan, tiled flooring.

Study

12'5" x 9'2" (3.80 x 2.80)

Wooden framed double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

Lounge/Dining Room

28'10" x 16'4" (8.80 x 5.00)

Two wooden framed double glazed windows, two ceiling light fittings, ceiling spotlights, three wall light fittings, two central hearing radiators, television point, phone point, carpeted flooring.

First Floor

Landing

10'9" x 10'2" (3.30 x 3.10)

Wooden framed double glazed window, two ceiling light fittings, central heating radiator, loft access via hatch, doors to three bedrooms, a family bathroom suite and storage cupboard (houses boiler), carpeted flooring.

Master Bedroom

17'4" x 9'10" (5.30 x 3.00)

Wooden framed double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes with sliding partially mirrored doors, door to en-suite, carpeted flooring.

En-Suite

9'8" x 5'6" (2.96 x 1.70)

A three piece shower room comprising of: a low level, close coupled WC, wash basin with tiled worktop, fully enclosed shower cubicle, part tiled elevations, ceiling spotlights, central heating towel rail, extractor fan, tiled flooring.

Bedroom Two

10'9" x 16'8" (3.30 x 5.10)

Wooden framed double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes with sliding partially mirrored doors, carpeted flooring.

Bedroom Three

9'6" x 10'5" (2.90 x 3.20)

Wooden framed double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes with sliding partially mirrored doors, door to bathroom suite, carpeted flooring.

Bathroom

10'5" x 5'10" (3.20 x 1.80)

Wooden framed double glazed window, a three piece bathroom suite comprising of: a close coupled, dual flush WC, wood effect vanity wash basin, enclosed walk-in shower cubicle, part tiled elevations, ceiling spotlights, central heating radiator, shaver socket, extractor fan, access from both the landing and bedroom three, tiled flooring.

External

Entrance

The development is accessed through electric double gates, requiring a code for entry. As you follow the road, signage for 'Woodfold Hall' directs you to the property.



Parking

Double garage, designated parking for residents, visitors parking spaces.

Outdoor Space

Picturesque views of the surrounding countryside, mature shrubbery and trees, vibrant flower beds, well-maintained lawns, communal courtyard nestled within the two wings of where the property is situated.

Agents Notes

Tenure: Leasehold - 250 years from 1st Jan 2006 to 22nd Dec 2255 (231 years left) - Service Charge: £3135.48 per annum (with Homestead Consultancy, payable half yearly) /

Ground Rent: £330.00 per annum

Council Tax Band: G - Ribbles Valley (£117 a month)

EPC: E

Water Meter: Yes - located in the driveway

Electric meters are located in the basement for the Hall.

Recycling is compulsory using the various provisions provided by the local council.

Property Type: End- terrace

Property Construction: Brick

Water Supply: Mains with United Utilities

Electricity Supply: Mains with Eon Next

Gas Supply: LPG with Northern Energy

Sewerage: Septic tank

Heating: gas central heating

Broadband: N/A

Mobile Signal: Good

Parking: One double garage, additional parking spaces

Building Safety: Electric double gates with coded entry

Rights & Restrictions: As per the lease-

- You are responsible for keeping the interior of your property in good repair and condition.

- As often as is necessary you should decorate with paint/paper in a style suitable to the character of the property in colours approved by the landlord.

- You will be responsible to repair any damages to the communal areas caused by yourself or visitors.

- You are not permitted to carry out any alterations or additions to the property.

- The landlord, workmen and agents must be allowed entry into your property at reasonable times to carry out inspections or repairs.

- You must provide curtains or blinds for your windows.

- You must not place any cycle, parcels, furniture, rubbish etc. in the common areas.

- Parking is for an insured and roadworthy car. You are not permitted to park any caravan or commercial vehicle or carry out any repairs in the parking space.

- You cannot make any noise, play music, instruments, television, singing etc. between 11pm and 7am.

- You cannot place any signs except for a for sale sign on the development.

- You are not permitted to hang clothes or other items from the windows of the property.

- You cannot keep any bird, dog or other animal or pet on the premises without the consent of the landlord.

- You cannot decorate the exterior of the premises.

- You are not permitted to erect any satellite dish or television aerial on the premises.

- You cannot alter the wiring or water supply to your premises.

- You should not cause any annoyance or carry out anything illegal or immoral.

- The premises can only be used as a private family residence in single family occupation.

- You cannot store anything inflammable, dangerous or explosive on the development.

- You cannot cut down or remove any trees or shrubs on the development.

- There are detailed rules within the lease that need to be followed regarding subletting your property.

Flood & Erosion Risks: None

Planning Permissions & Development Proposals: None

Property Accessibility & Adaptions: Electric double gates with coded entry

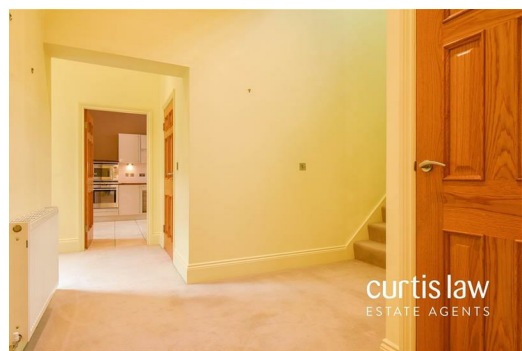
Coalfield & Mining Area: N/A

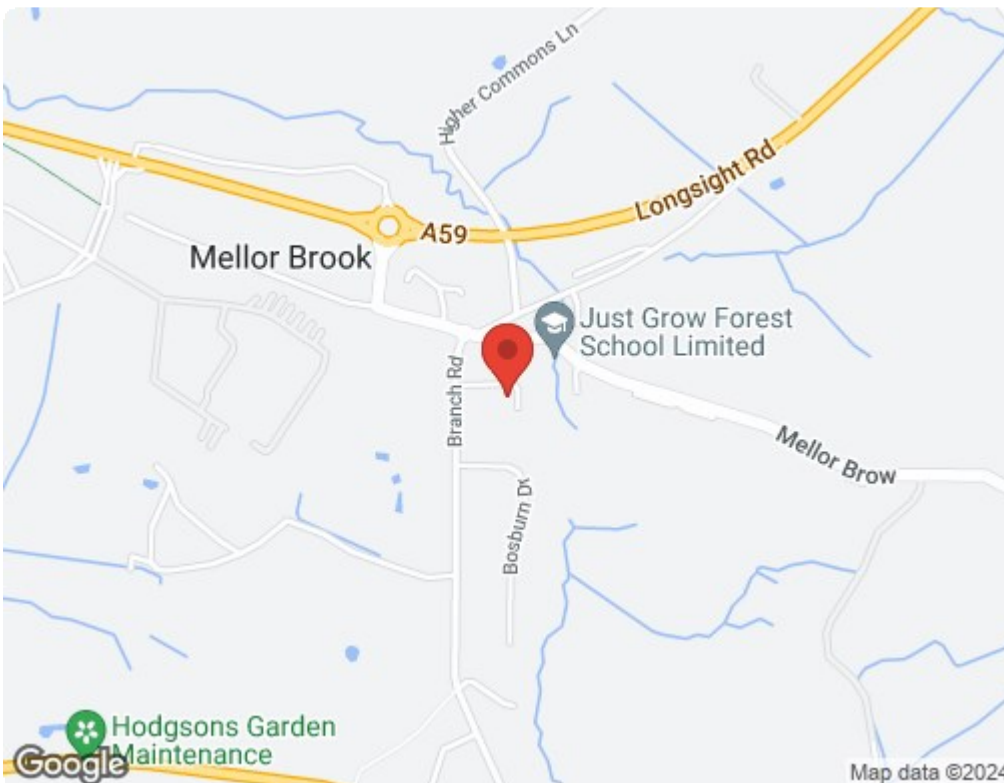
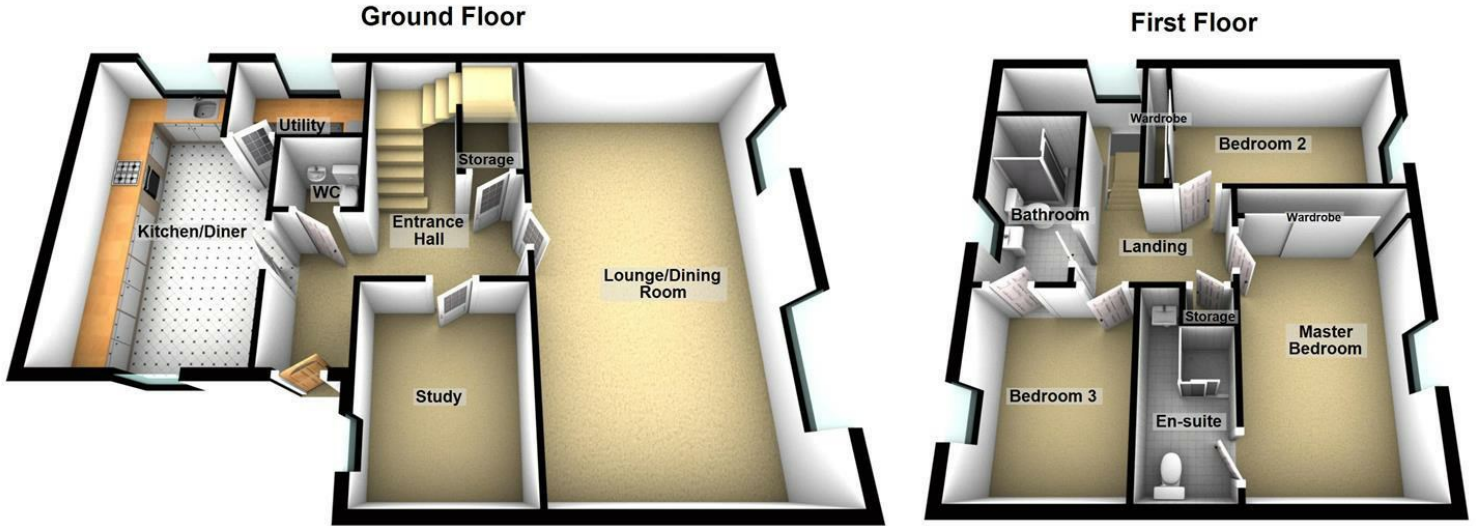
Property Maintenance:

- Window cleaning is completed once every month to all exterior windows.

- Gardening visits take place weekly in the summer and monthly in the winter.

- Internal cleaning is completed once every week to the communal areas.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		