



36 Mellor Lane, Mellor

£400,000 Leasehold

DELIGHTFUL STONE BUILT COTTAGE IN MELLOR* This is a truly stunning property set in the heart of Mellor in the Ribble Valley with scenic views to the front and rear. The property has an abundance of traditional design features, paired with modern upgrades, creating a beautiful home ready to move in.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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The property comprises of an entrance vestibule with a an original stained glass door opening up into the lounge. The lounge has a stunning cast iron fire set in stone fireplace being the main focal point of the room, the dining room is bright and airy and decorated in a neutral palette with stairs leading to the first floor. The kitchen has plenty of storage space in the form of base and eye level units in a wood finish complimented by marble work surfaces and upstands. There is also an array of integrated/fitted appliances including a Siemens steam oven and microwave, electric hob with extractor fan, fridge freezer and dishwasher. The utility room also provides storage along with space for washing machine and tumble dryer. There is also a ground floor toilet along with a further room which is currently being used as a study and finally, the third bedroom which is an excellent sized double. On the first floor off the landing where access to the loft can be found is the peaceful master bedroom which has dual aspect windows and storage which is currently being used as a wardrobe. There is a further second double bedroom along with a modern fully tiled three piece shower room.

To the exterior of this lovely property, there is driveway parking for two vehicles and a mature garden to the front. There is a laid to lawn rear garden with patio area and planting which create a gorgeous setting when spending time outdoors, ideal for alfresco entertaining whilst taking advantage of the beautiful rural views. Mellor is a highly desirable village, local amenities include a convenience store, butcher's, post office, pharmacy, hairdressers and beauty salon and well-established pubs and restaurants. Good transport links allow for easy commuting and there is a variety of walking routes all on your doorstep. Viewing of this property is highly advised as interest is expected to be high.



Vestibule

5' 5" x 3' 9" (1.65m x 1.14m)

Composite front door, tiled flooring, double glazed upvc window.

Lounge

14' 9" x 14' 0" (4.50m x 4.27m)

Carpet flooring, cast iron fire in stone fireplace, ceiling spot lights, wooden beams, double glazed upvc window, panel radiator.

Dining Room

15' 1" x 11' 2" (4.60m x 3.40m)

Carpet flooring, stairs to first floor, wood beams, corner wall unit, panel radiator, double glazed upvc window, TV point, phone point.

Study

8' 9" x 8' 9" (2.67m x 2.67m)

Laminate tiled flooring, loft access (not boarded), double glazed upvc window and wooden door, panel radiator.

Kitchen

15' 11" x 7' 2" (4.85m x 2.18m)

Range of fitted oak wall and base units with marble work surfaces, tiled flooring integrated fridge freezer, dishwasher, double oven including Siemens steam oven and microwave, ceiling spot lights, sink and drainer, extractor fan, x2 double glazed upvc windows and composite front door.

Utility Room

5' 8" x 5' 2" (1.73m x 1.57m)

Fitted wall and base units with contrasting marble work surfaces, cupboard housing boiler, plumbed for washing machine and space for tumble dryer.

w/c

5' 7" x 2' 4" (1.70m x 0.71m)

Two piece in white, tiled flooring.

Bedroom Three

15' 1" x 7' 7" (4.60m x 2.31m)

Double bedroom with carpet flooring, ceiling beams, double glazed upvc window, panel radiator.

Landing

Carpet flooring, loft access with ladder and boarded, built in shelving,, storage cupboard.

Bedroom One

14' 8" x 11' 2" (4.47m x 3.40m)

Double bedroom with carpet flooring, ceiling beams, storage cupboard currently being used as a wardrobe, x2 double glazed upvc windows, panel radiator.

Bedroom Two

9' 6" x 7' 10" (2.90m x 2.39m)

Double bedroom with carpet flooring, ceiling beams, double glazed upvc window, panel radiator.

Bathroom

9' 6" x 5' 1" (2.90m x 1.55m)

Two piece in white with vanity unit housing sink, walk in shower with mains fed shower, tiled splash backs, tiled flooring, ceiling beams, panel radiator, double glazed upvc windows.





Approximate total area⁽¹⁾
1079.02 ft²

Reduced headroom
6.79 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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