

Gorse Lea Abbott Brow, Mellor

£425,000 Leasehold

Nestled in the quaint village setting, this remarkable four bedroom semi-detached house offers a unique blend of historic charm and modern luxury.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Nestled in the quaint village setting, this remarkable four bedroom semi-detached house offers a unique blend of historic charm and modern luxury. Originally built in the 1700's, this extended stone-built cottage boasts character and sophistication. Step inside and be captivated by the country-style kitchen, perfect for culinary creations, with ample space for a dining table. The large lounge is a cosy retreat with exposed stone walls adding warmth and character. Relax in the sunroom, where you will find panoramic views of the surrounding countryside . Additional living space is provided by a second reception room, ideal for entertaining or quiet reflection. The ground floor hosts three double bedrooms and a convenient shower room, while the master bedroom is found on the first floor complete with a luxurious bathroom and utility area. Outside, this property continues to impress with its well-maintained, delightful outdoor spaces and colourful blooms which create a picturesque setting. The village location ensures a peaceful and idyllic lifestyle, with the added convenience of a friendly, cosy pub, a lively village hall, conveniently located shops, doctors, library and a Primary School. There is driveway parking and a detached garage providing ample space for a vehicle and storage. This property is a rare find, combining historical significance with modern comforts, making it a truly enchanting place to call home. Viewing is highly advised.



Vestibule

Tiled flooring, double glazed uPVC windows, front door.

Kitchen

Tiled flooring, fitted wall and base units with contrasting work surfaces, tiled splash backs, sink and drainer, gas hob, electric oven, extractor fan, space for dining table, integral dishwasher, fridge freezer, under counter integral freezer, double glazed uPVC window, gas stove set in stone chimney breast, panel radiator.

Office/Hall

Engineered wood flooring, stairs to first floor, double glazed uPVC window, panel radiator.

Lounge

Engineered wood flooring, exposed stone walls, wood beams, double glazed uPVC window, panel radiator.

Shower Room

Tiled flooring, three piece in white with tiled floor to ceiling, x2 double glazed uPVC windows, panel radiator.

Sun Room

Tiled flooring, double glazed uPVC throughout with French doors to the garden over looking stunning views, x3 ceiling windows, ceiling spot lights, panel radiator.

Second Reception Room

Engineered flooring, ceiling spot lights, double glazed uPVC window, electric feature fire, panel radiator.

Hallway

Carpet flooring, double glazed uPVC window, electric heater.

Bedroom 3

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom 4

Double bedroom with carpet flooring, fitted wardrobes, x2 double glazed uPVC windows, panel radiator.

Bedroom 1

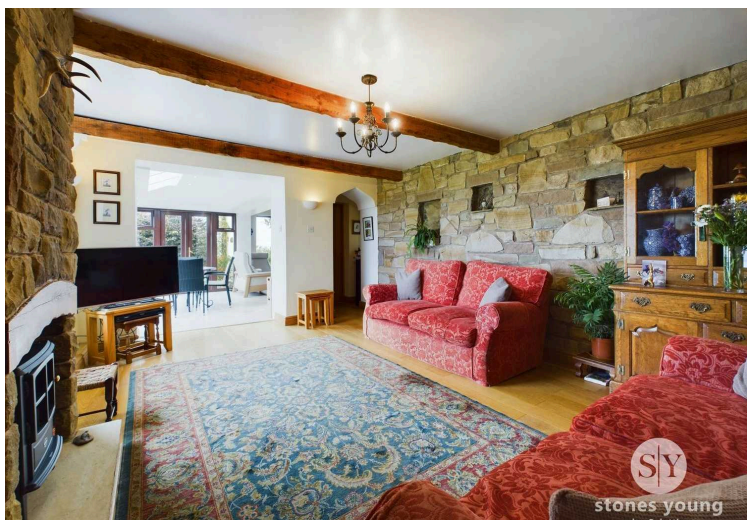
Master bedroom with engineered wood flooring, x2 double glazed uPVC windows, panel radiator.

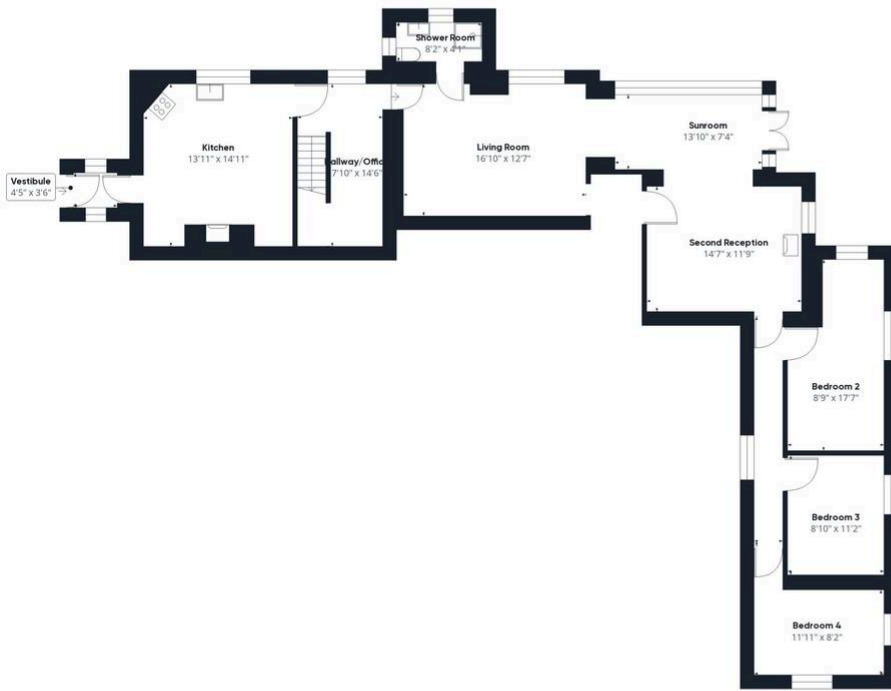
Bathroom 2

Tiled flooring, three piece in white with shower over bath, tiled floor to ceiling, ceiling spot lights, towel radiator.

Utility Room

Tiled flooring, plumbed for washing machine, space for tumble dryer, wall mounted boiler, sink, double glazed uPVC window.





Floor 0 Building 1



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Approximate total area⁽¹⁾
1593.81 ft²

(1) Excluding balconies and terraces

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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