



1 Nickey Lane, Mellor

£475,000 Leasehold

STUNNING THREE BEDROOM COTTAGE IN MELLOR WITH SPECTACULAR GARDENS, DOUBLE GARAGE AND OFF STREET PARKING Having been fully renovated and meticulously maintained by the current owners, this property offers an exceptional standard of accommodation both inside and out.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



****STUNNING THREE BEDROOM COTTAGE IN MELLOR WITH SPECTACULAR GARDENS, DOUBLE GARAGE AND OFF STREET PARKING**** Having been fully renovated and meticulously maintained by the current owners, this property offers an exceptional standard of accommodation both inside and out.

This charming abode has been finished to an excellent standard by the current owners. The home boasts a warm welcome with an entrance hall leading to two separate living rooms complete with high quality tiled floor and a country-style fitted kitchen diner, featuring lustrous granite work surfaces and fitted appliances. The property offers a seamless blend of tradition and contemporary living with versatile spaces for entertainment or relaxation. Freshly plastered and decorated walls are complimented by characterful farmhouse style doors and feature fireplaces. A convenient WC and rear porch complete downstairs the layout, while the integral double garage, equipped with an electric door, power, lighting, and water connections, provides ample storage and parking.

The upstairs reveals two generously sized double bedrooms along with a versatile single bedroom, perfect for a home office or guest room, accompanied by a luxurious four-piece bathroom suite featuring both a shower and a bath. The master bedroom is located at the front with fitted wardrobes where you can fully take advantage of with countryside views. Bedrooms two also has fitted wardrobes and along with bedroom three, located at the rear where you can enjoy the luxury landscape of the rear garden.

Step into the enchanting outdoors of this magnificent cottage and discover a captivating landscaped rear garden oasis. Bask in the serenity of this meticulously maintained space showcasing a charming garden room, vibrant flower beds, inviting patio areas, and a tranquil fish pond. Whether it's hosting summer gatherings, indulging in a morning coffee al fresco, or simply unwinding after a long day, this outdoor haven offers a perfect retreat for relaxation and enjoyment. With its exceptional interiors and enchanting exteriors, this property promises a lifestyle of comfort, luxury, and endless potential for the fortunate new owner.



Hallway

Stone flooring, wooden framed single glazed window looking into dining room, composite front door, panel radiator.

Lounge

Stone flooring, gas fire with marble hearth and surround, x3 double glazed uPVC windows, panel radiator.

Dining Room

Stone flooring, gas fire, bespoke cupboard and book shelf, stairs to first floor, triple glazed windows, panel radiator.

Kitchen Diner

Tiled flooring, fitted wall and base units with contrasting Granite work surfaces and up stands, electric hob, electric oven and grill, sink and drainer, integral fridge freezer and dishwasher, ceiling spot lights, space for dining table, triple glazed uPVC window, panel radiator.

Rear Porch

Tiled flooring, space for under counter fridge/freezer, ceiling spot lights, Velux window and triple glazed uPVC window, wooden door leading into the garage, panel radiator

WC

Tiled flooring, wc and basin in white, tiled splash backs, ceiling spot light, storage cupboard. frosted triple glazed uPVC window.

Landing

Carpet flooring, ceiling spot lights, panel radiator.

Master Bedroom

Double bedroom with carpet flooring, fitted wardrobes, ceiling spot lights, bespoke cupboard, x2 triple glazed uPVC windows, panel radiator.

Bedroom Two

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

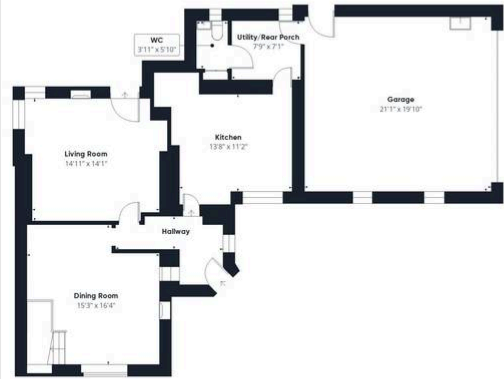
Bedroom Three

Single bedroom with carpet flooring, fitted wardrobes, triple glazed uPVC window, panel radiator.

Bathroom

Tiled flooring, four piece in white comprising of mains fed shower enclosure, bath tub, wc and basin, tiled floor to ceiling, storage cupboard, triple glazed uPVC window, towel radiator.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m
1963 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.