



Perched gracefully along the revered Whinney Lane in Mellor, this largely extended, 5 bedroom, stone-built detached home unfolds on a stunning plot, offering a harmonious blend of countryside charm and modern luxury. Its enviable position enjoys breathtaking views across the Ribble Valley and Blackburn.

The property has been thoughtfully extended and renovated to provide ample space for family life suiting a large variety of buyers. Ideal for families, the property falls within the sought-after catchment area of Ribble Valley schools, ensuring access to quality education. Nearby amenities add convenience without compromising the tranquility of the countryside.

The property is set over two floors and benefits from a vast two storey to the rear creating a large open plan kitchen space and extra bedrooms upstairs. There are three formal reception rooms, three bathrooms, five bedrooms and an ample amount of storage throughout. Early viewing is highly recommended to appreciate what this family home has to offer.

Internally the entrance hall sets a tone of refined living with parquet floor and cloaks room off, leading to all ground floor rooms. Practical features include a cloakroom, downstairs WC, and well appointed study overlooking the garden. The kitchen/family room combines modern design with functionality, featuring a large fitted kitchen with range of Neff built-in appliances and granite worktops, space for dining table and lounge area alongside a utility room for added convenience with plumbing for washer and dryer and external door to the rear patio area.

Upstairs, you are greeted by a spacious, open landing space with storage cupboard and doors into all rooms including the master bedroom offering stunning views and an indulgent 4 piece en-suite bathroom adorned with marble tiles and underfloor heating. All bedrooms, except bedroom 5, are comfortable double rooms with the master benefiting from a large walk in wardrobe and bedroom two and four enjoying fitted wardrobes.

Bedroom two also adorns a small 3 piece en-suite shower room with tiled walls and floors. A 4 piece family bathroom, adorned with wood-panelled walls and a four-piece suite, offers a serene retreat for relaxation.

Outside, the south-facing garden includes a patio, lawned area, greenhouse, and vegetable patch, all enjoying the stunning views that the Ribble Valley and Blackburn countryside has to offer with ample parking space on the tarmac drive, capable of accommodating approximately five cars. The property also features a two-car garage fitted out as a workshop, with the potential for further development on the plot extending beyond the garage. The property is situated in the Ribble Valley village of Mellor with its elevated position, overlooks the surrounding countryside and views over Mellor, Ramsgreave, Blackburn and beyond.

Services

Mains water, mains electricity, mains gas, drainage to shared septic tank.

Tenure

We understand from the owners to be Leasehold. 999 years - Full lease term: 999 years from 31 October 1809.

Council Tax

Band F

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

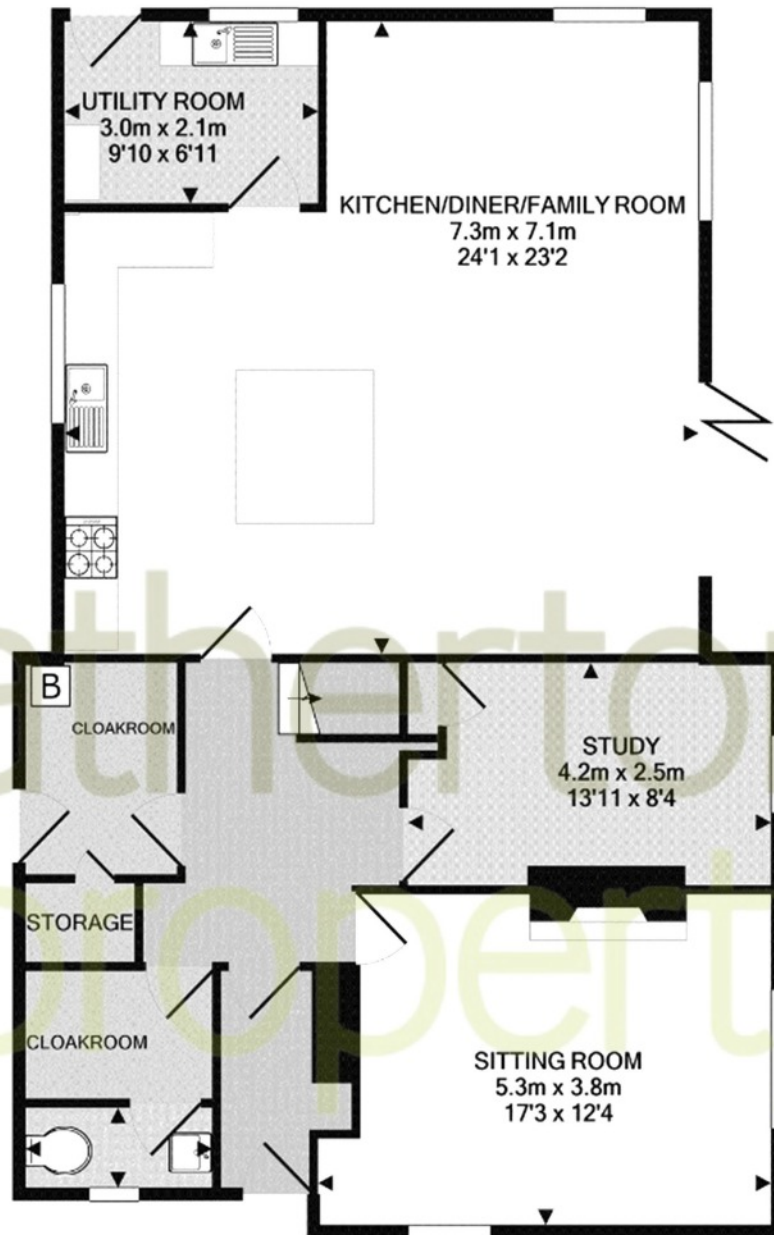
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

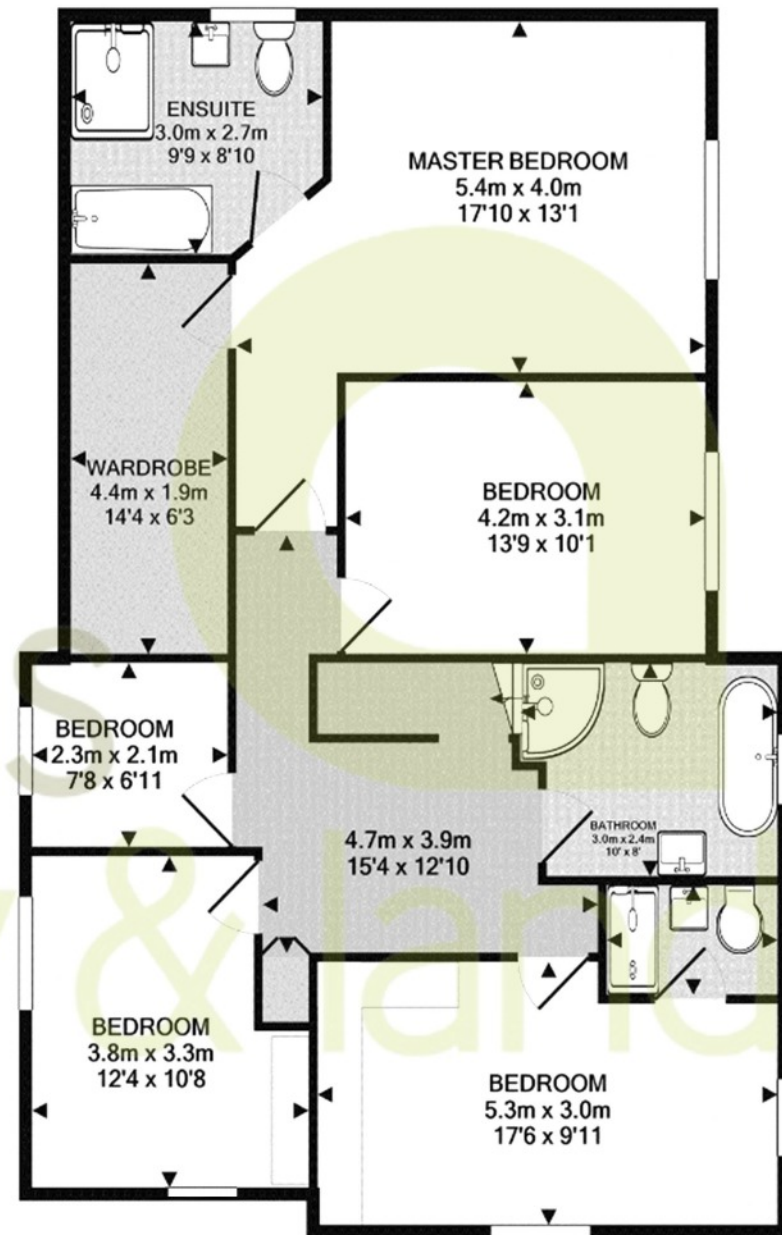
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)







GROUND FLOOR
APPROX. FLOOR
AREA 103.4 SQ.M.
(1113 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 104.6 SQ.M.
(1126 SQ.FT.)

TOTAL APPROX. FLOOR AREA 208.0 SQ.M. (2239 SQ.FT.)





