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Mellor House, Primrose Lane, Mellor BB1 9DN  
Guide Price £875,000





A beautiful detached home, set in spectacular grounds in a most prestigious area of the Ribble Valley. This superb home has a very special feel for a number of reasons: the beautiful gardens, the spacious living areas, the 2.25 acre attached paddock, the detached stone-built potential annexe with lean-to garage, the flexible rooms allowing home working and the wonderful countryside location. It is a real treat for keen gardeners; the grounds have matured over the years to create colourful flower and shrub borders, expanses of lawn and an attractive stone walled seating area, along with thoughtful seating areas.

The property is accessed off Saccary Lane into Primrose Lane; it is the first driveway on the right, where a large parking area at the front of the property leads to a detached annexe building and garage. On entry to the front of the property, it is easy to see how special this property is - nestled within well-tended gardens and mature borders. The statement wooden front door opens into the dining room with a fantastic feature fireplace, beamed ceilings and a 'u' shaped staircase to the first floor. Two further doors open into the circular hallway, with doors into the utility, kitchen, snug, living room and downstairs WC with wash basin and high-flush lavatory.

There is ample choice for relaxation in this property, with four reception rooms on the ground floor as well as the large conservatory to the rear. The snug and lounge both give prominence to the age of the property, boasting beamed ceilings and beautifully crafted cast-iron fireplaces with decorative surrounds. Off the lounge to the rear of the property is a proportionately sized reception room that would make for a fantastic home office, with views over the beautifully vibrant gardens.

To the rear of the home is an impressive kitchen, which has a range of wall-mounted and base shaker-style units with blue pearl granite worktops and a complementary square central island with additional gas and electric hob. The kitchen includes a large LPG gas fired Aga with dual hobs, hot plate and four ovens. This impressive room features limestone and Italian marble tiled flooring and skirting boards, beamed ceilings, a door into the large conservatory with 180 degree views across the gardens and valley and the second staircase to the first floor. A large utility room is found off the kitchen and hallway, with a range of units and point for a washer. A further separate rear porch and coal/wood store are located off the kitchen, providing secondary entrance into the property - a perfect place to kick off your muddy boots after a walk in the surrounding countryside!

The primary staircase off the dining room rises up to the first floor, where there is an open landing space allowing access into the majority of rooms. The principal bedroom is off the landing up two small steps and is a lovely bright room with fitted wardrobes, a window to the front with breathtaking open views and entry down two steps into the recently fitted en suite. The en suite is a real statement area, with completely tiled walls and floors, free standing oval bath, wall-mounted wash basin with below vanity units and down lighting, dual flush WC and an open entrance into the rainfall shower room.

Bedrooms three and four are both comfortable double rooms with pleasant aspects from the windows. Bedroom two is a large double bedroom with small en suite shower room with corner shower, dual flush WC and pedestal wash basin. Off the landing, there is also a WC with high-flush lavatory and wall-mounted hand basin. The main family bathroom boasts a central panelled bath, his and hers sink inset Mahogany wash stand, enclosed shower cubicle, beamed eaves ceiling and dual flush WC. Through the bathroom is a split-level landing, with secondary staircase leading off and access into a side extension which houses bedroom five; this is currently used as a home office, with large storage cupboards and beautiful views from all windows.

The gardens and grounds really are something to behold! There are beautifully tended shrub and flower beds along with expanses of lawn, including raised vegetable beds and plenty of growing fruit trees, ample seating and patio areas and tree-lined borders that ensure plenty of privacy. A real feature of the grounds is the stone-walled, dining/entertaining space, perfect for al fresco dining and enjoying the warm summer evenings. To the rear of the gardens is a good sized 2.25 acre paddock, with vehicular access from Saccary Lane and currently maintained by a local farmer. To the front of the property is a detached stone building, which could be easily converted to annexed accommodation with a first floor already fitted and an attached lean-to garage with beautifully aged brickwork and windows over the side garden and vegetable patches.

The property is situated off the prestigious Saccary Lane in Mellor - an attractive location which is rural in feel yet without isolation. Mellor is situated on the edge of the Ribble Valley and the property, with its elevated position, overlooks the surrounding hills including Pendle Hill. It is a short drive from Blackburn, which has a large range of amenities including shops, schools, healthcare providers and leisure facilities. Slightly further away is the market town of Clitheroe, complete with its independent shops and renowned Grammar School. Private schools in the locality include Westholme and Stonyhurst. There is also fantastic access to the main road and motorway network, with rail links at Preston and Blackburn. The closest railway station is Ramsgrave & Wilpshire.

## Services

Mains electric, drainage to a septic tank, LPG fired central heating, mains water.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band G.

## 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

## Video Tour

To view the video tour of the property, please scan the below QR code with your smart phone camera and follow the link:





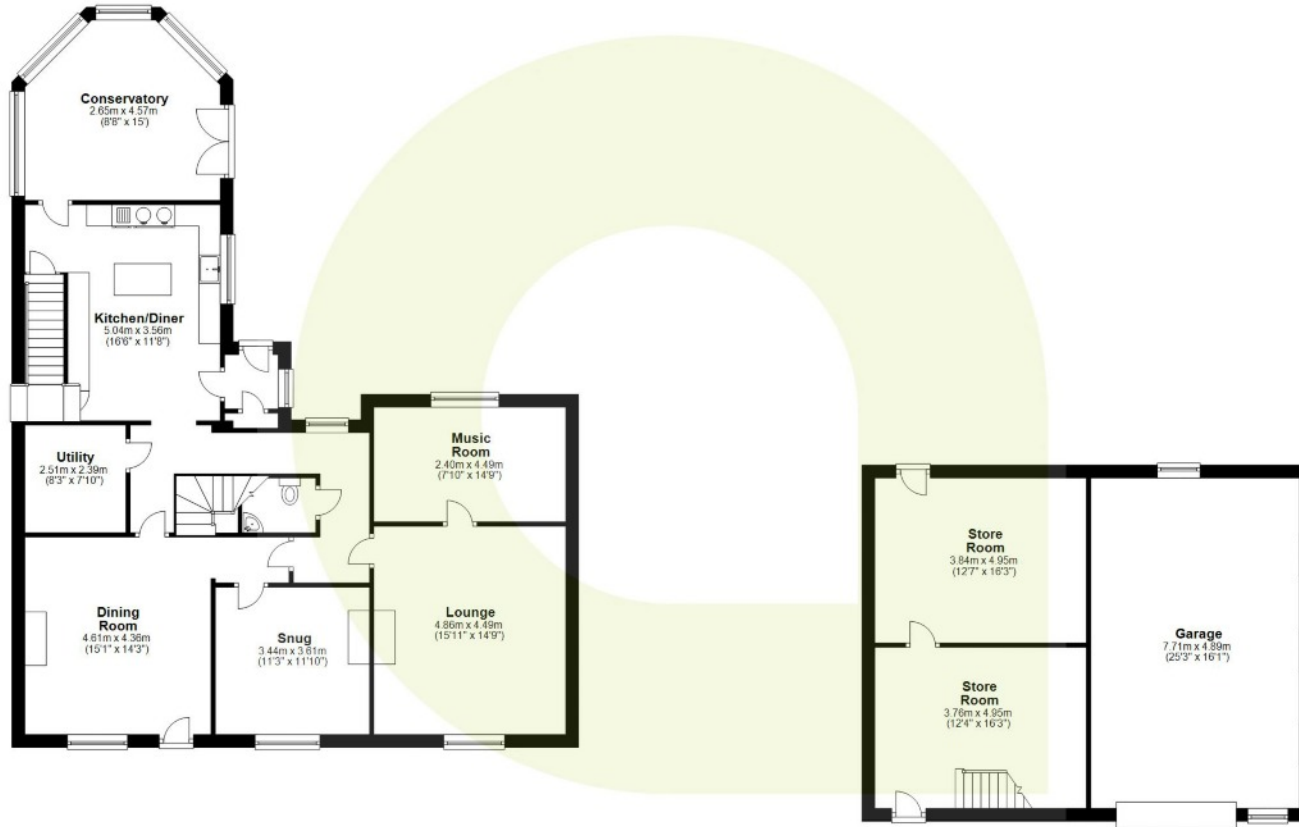




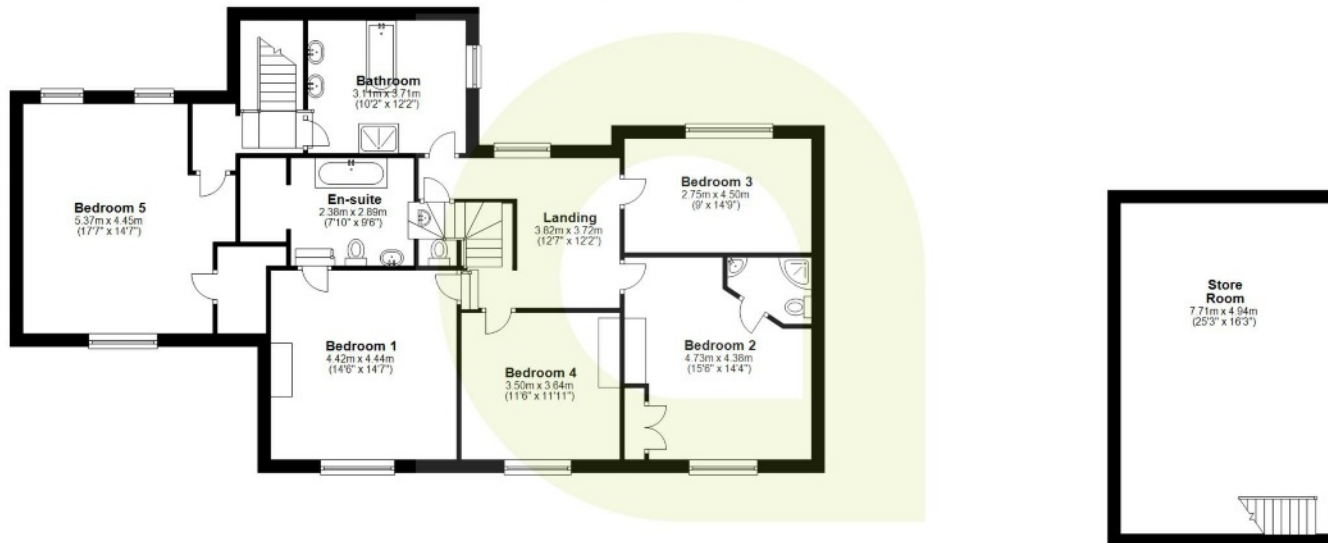




**Ground Floor**  
Approx. 211.3 sq. metres (2274.6 sq. feet)



**First Floor**  
Approx. 177.5 sq. metres (1910.6 sq. feet)



Total area: approx. 388.8 sq. metres (4185.3 sq. feet)









