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Higher Intack Farm, Intack Lane, Mellor Brook BB2 7PT  
**£695,000**





A superb and beautifully presented detached farmhouse set in a secluded plot off Intack Lane in Mellor Brook. This 4/5 bedroom property has been meticulously maintained and extended by the current owners and is a striking family home located in its own private grounds. The accommodation is flexible with three reception rooms, downstairs bathroom and bedroom, an open plan kitchen dining area, upstairs there is a master bedroom suite with dressing area and en-suite bathroom, a snooker room which could be converted into a bedroom and two further bedrooms and bathroom. Set within mature gardens and grounds with large driveway parking, attached workshop and store and large detached double garage, early viewing is highly recommended to appreciate what this large stone property has to offer.

Located in the village of Mellor Brook, a small village in the Ribble Valley with excellent communication links to Preston and Blackburn and on the doorstep of the popular market town of Clitheroe, Higher Intack Farm is a superb family home ideally located for schools, commuting and local amenities.

Approached through a driveway with ample parking, the property is accessed through the entrance hall with doors into wc, bathroom, downstairs bedroom and central dining room with impressive stone open fireplace, stairs to first floor and doors into snug, lounge and kitchen/diner. The kitchen/diner area occupies a dedicated section of the property and is charming and rustic with exposed stone walls to two sides providing access up to the dining area and into the utility room. The kitchen has a range of wooden shaker style units and integrated appliances and breakfast bar unit. There is a designated dining area. The main lounge is a vast room, part of a large single story extension and boasts large double glazed sliding doors and windows to the rear allowing in ample natural light and creating an airy feel. There is a central marble fireplace with inset gas fire and spiral iron staircase ascending to the snooker room/potential bedroom.

To the first floor from the main staircase off the dining room there is a small landing area with long storage cupboard and access into bedrooms five, four, family bathroom with 3pc suite and master bedroom. The master bedroom, offers fantastic open views and opens up to a large dressing room with floor to ceiling windows with more fantastic views and into the 4pc en-suite. The en-suite bathroom also has a door into the large snooker room which can either create a Jack and Jill bathroom or a second large bedroom with en-suite with all plumbing in-situ.

Externally there is a substantial gravelled driveway leading to a parking area to the side of the property providing access to the large double garage with attached car port and two electric up and over doors. To the rear of the property there is a flagged patio area, lawned garden areas and mature borders adjoining open paddock land. To the front of the property is a large flagged front yard with mature hedgerows and access into a large attached workshop with sliding door and adjoining store.

The nearby market town of Clitheroe is well placed for commuting offering excellent communication links with all East Lancashire business centres and the rest of the country by road and rail. Clitheroe offers a varied range of amenities including an excellent range of shops, bars, café's and salons as well as supermarkets and the impressive Bowland Brewery leisure complex. East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance. Schools locally have an excellent reputation and there is a wide variety of both state run and independent schools to choose from. There are numerous village primary schools and nearby secondary schools, as well as highly regarded public schools including Stonyhurst, Oakhill College, Tauheedul, Moorland, Westholme and QEGS in Blackburn.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold. Chief rent payable - £1.75 per annum.

## 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

## 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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.

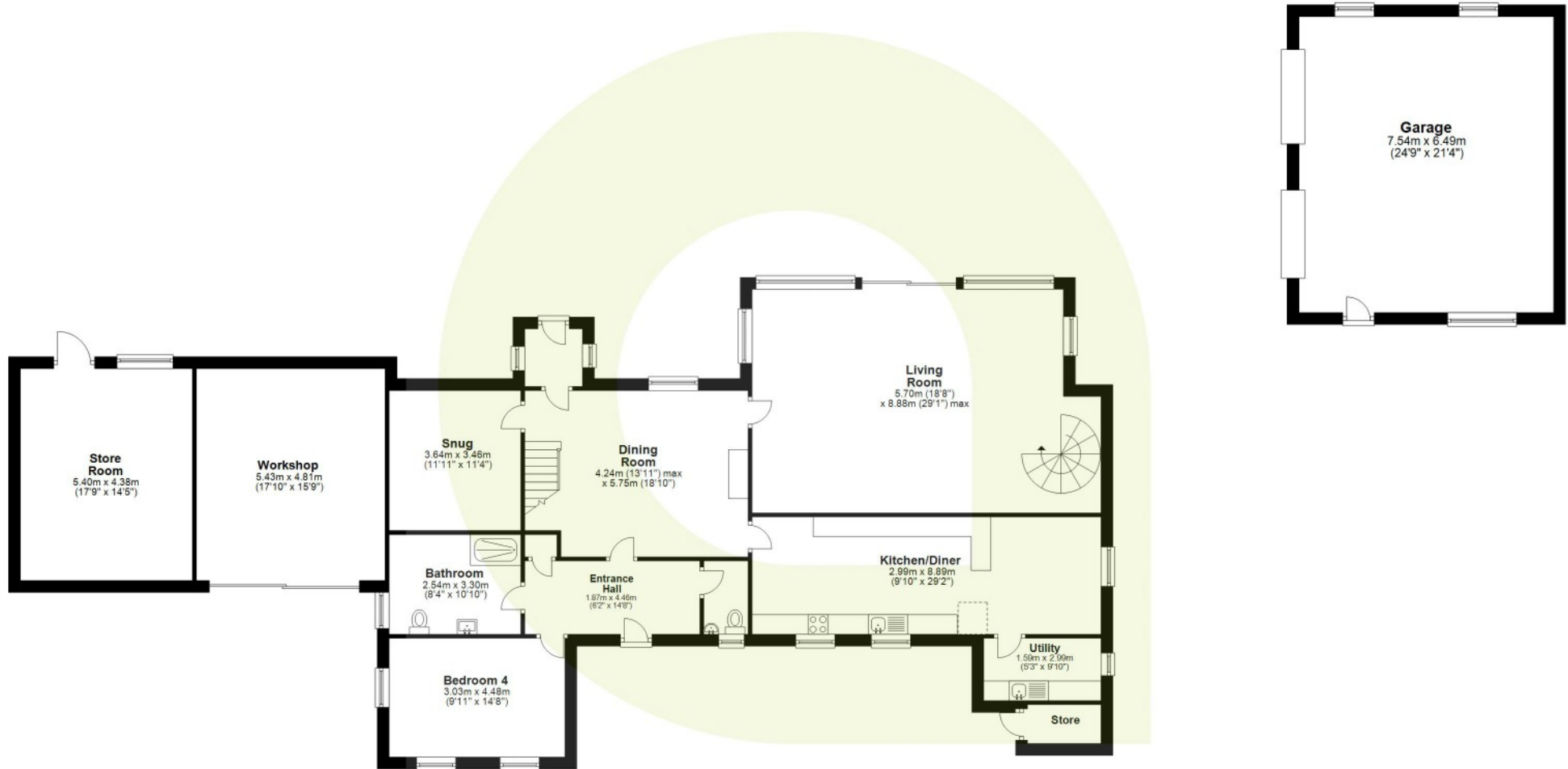




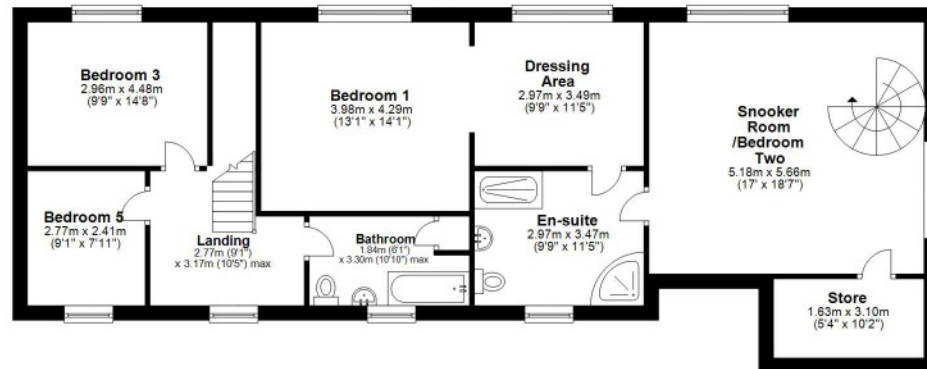




**Ground Floor**  
Approx. 256.6 sq. metres (2762.3 sq. feet)



**First Floor**  
Approx. 112.8 sq. metres (1214.6 sq. feet)



Total area: approx. 369.5 sq. metres (3976.9 sq. feet)











