



athertons
property & land

 athertons
property & land
www.athertons-uk.com

38 Mellor Lane, Mellor, Ribble Valley BB2 7EN
£685,000

tel. 01254 828810

Athertons Property & Land are delighted to bring to market this truly outstanding cottage of exceptional size and quality benefiting from exceptional internal fixtures and fittings, off-road parking, décor and space throughout. The property occupies a most delightful rural location offering tranquillity and privacy whilst affording the benefits of a pleasant neighbourly community. The property is a testament to its current owners undergoing a complete recent refurbishment creating a spectacular family home. Without a doubt a leading example of its type, the property is finished to an exceptional standard throughout and features; expansive open plan kitchen/living/dining room, stone fireplaces, cast iron radiators, Victorian style bath suites, panelled walls and tasteful décor, outdoor kitchen, stunning countryside views and much more.

The entrance porch welcomes you with a traditional timber door and sealed unit double-glazed timber windows into the reception hallway with parquet flooring, bespoke wall unit with bench seating, storage and cloaks, staircase to first floor and doors into the office, kitchen/diner and main lounge. The office, enjoying under floor heating, is a well appointed room with alcove book shelving beside the central electric fire and fitted cabinet furniture. Across the hall is the spacious main lounge with large central fireplace fitted with a Clearview wood burning stove and stone hearth, decorative wall lights and large window to the front.

To the rear of the property is the magnificent kitchen/dining/lounge with under floor heating throughout, part marble tiled walls, large central island with wine and drinks fridge, bar seating, quartz worktops, inset Belfast sink and range of integrated appliances including Miele Nespresso machine. There are further base and eye level units with Quartz worktops, decorative hanging lights, gas fired 4 drawer Aga, secondary sink, induction 2 ring hob, further range of integrated appliances and french doors and bi-folding doors onto the rear patio and veranda area. The open space provides ample room for a dining table and lounge seating with decorative stone fireplace with gas fire.

Off the kitchen, through a sliding barn door, is utility room with base level units, quartz worktops, Belfast sink, large utility cupboard housing the washer and dryer as well as external door to the rear and door into stylish downstairs wc with high flush WC and vanity wash basin with quartz surround.

As you ascend the traditional timber spindle return staircase to the first floor, an open return landing welcomes you with doors into bedroom two and the house bathroom, inner hallway to the further bedrooms and bespoke made storage units with window bench seating taking in the stunning Valley views. The house bathroom emulates the style and thought put into this beautiful property with roll top free standing enamel bath, under floor heating, part marble wall tiles, single flush wc, large walk-in rainfall shower, herringbone fired earth ceramic floor tiles and large wash basin with below vanity unit. Bedroom Two, currently used as children's play room, hosts stunning views to the front, walk-in storage/wardrobe, herringbone laminate flooring and vertical anthracite radiator.

Further down the inner hallway are bedroom three and four, both comfortable doubles with fantastic views to the front and rear, fitted blinds and bedroom four with fitted wardrobes. The end of the inner hallways opens into the impressive principal bedroom with surrounding windows really taking advantage of the property raised position, large walk-in wardrobe and open access into the en-suite shower room with tiled walls and floor, under floor heating, high flush wc, walk-in rainfall shower and large wash basin.

Outside, the property is beautiful finished with low stone wall, paved walkways to the front door and double driveway leading to the arched French doors into the veranda. This creative space allows for outdoor seating, even in the occasional bad weather and allows for a further extension of the open plan kitchen area with bi-folding doors allowing the area to flow internally. It boasts set concrete bench seating with above planters, walk-round log burning stove, tiled flooring and ample windows and opening taking in the beautiful surround. The veranda opens onto the main garden area with artificial turfed lawns and paving, children's play area with timber storage sheds behind and the impressive outdoor kitchen. This brilliant space truly enhances the overall feel of the property with granite worktops, bar seating, integrated wine fridge and inset bbq/smoker - perfect for a sunny afternoon with friends and family.

Early viewing is highly advised to appreciate what this beautiful family home has to offer, for all enquiries please contact our Whalley office.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band E.

Energy Rating (EPC)

C (72).

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.

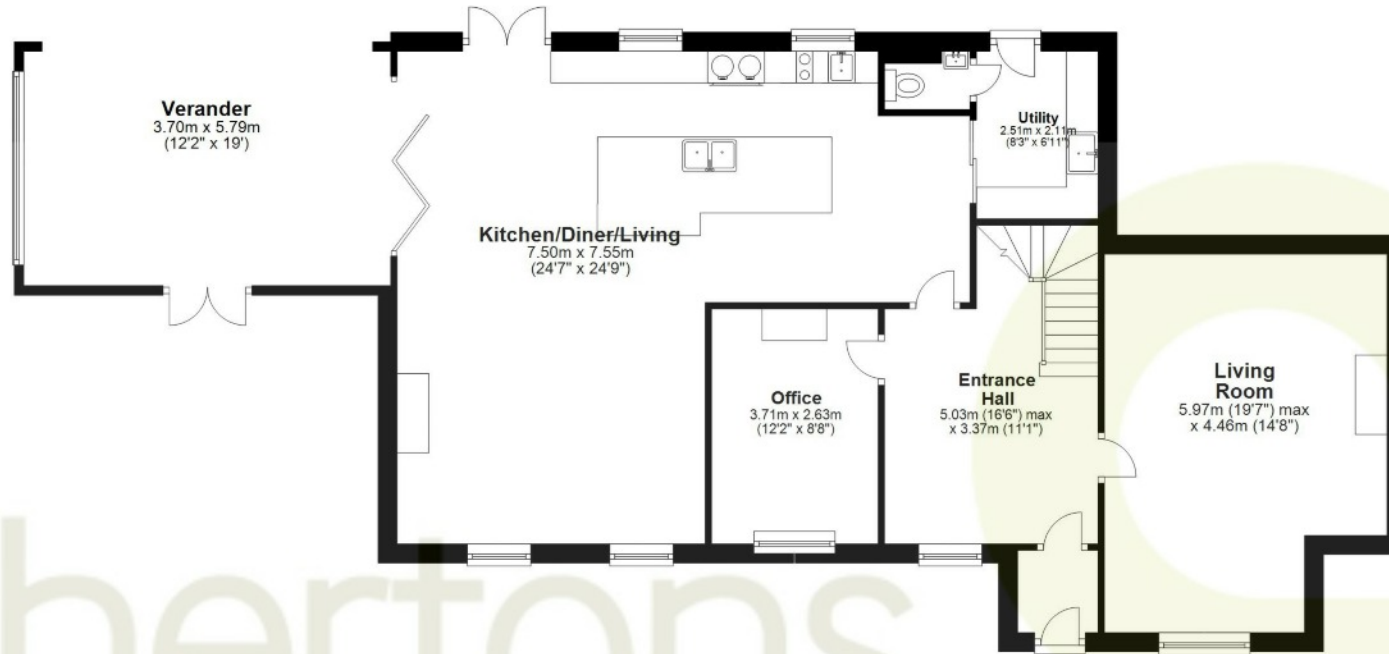


athertons
property & land



Ground Floor

Approx. 109.8 sq. metres (1182.0 sq. feet)

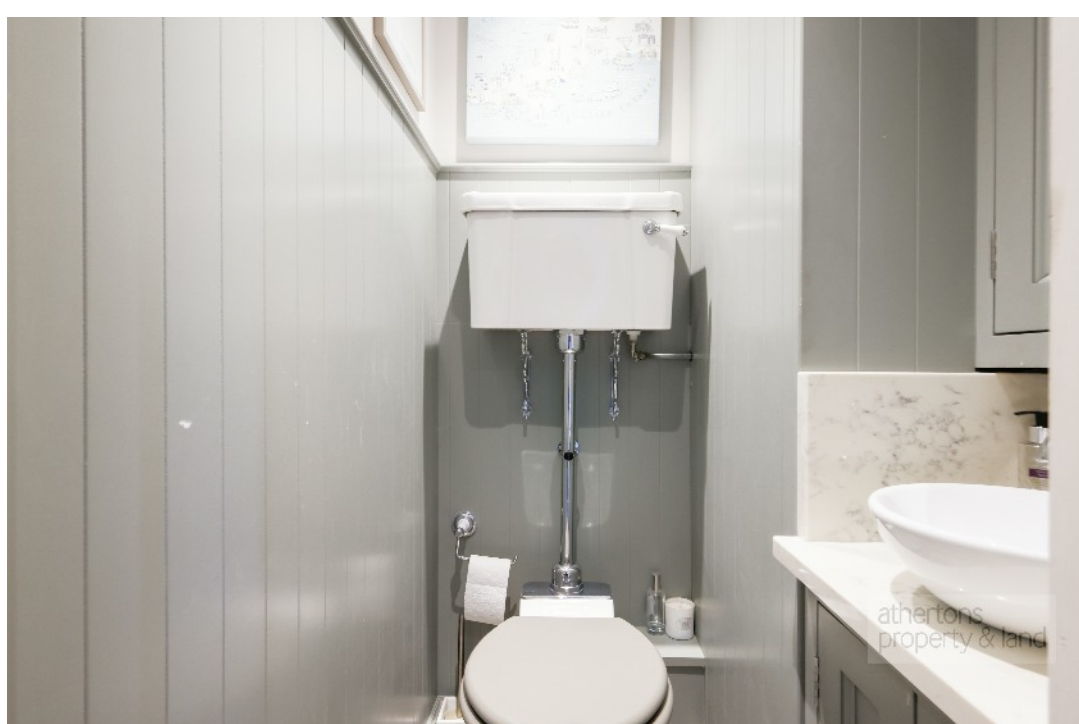


First Floor

Approx. 111.0 sq. metres (1194.8 sq. feet)



Total area: approx. 220.8 sq. metres (2376.9 sq. feet)



KEEPERS COTTAGE



athertons
property & land



athertons
property & land









athertons
property & land



atherions
property & land



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

specialists in the sale and purchase of homes and land throughout the North West