





Athertons Property & Land is delighted to present this truly outstanding detached cottage of exceptional size and quality, benefiting from bespoke internal fixtures and fittings, off-road parking, a subterranean garage and workshop, an annexe summer house, and breathtaking views over East Lancashire. Situated in a picturesque rural location, the property offers tranquillity and privacy while maintaining the advantages of a pleasant neighbourhood community. Having undergone extensive refurbishment by its current owner, this property is a testament to character, creating a spectacular family home.

Upon entering, a traditional timber door leads into the entrance porch, featuring sealed-unit double-glazed timber windows. The reception hallway showcases parquet flooring, bespoke wall units with integrated book shelving, a decorative Art Deco brick fireplace with a fitted desk, and a central staircase with a panelled door to understairs storage. Open access leads to the rear porch, which houses a boiler cupboard, a secondary door to the WC, and plumbing for a washing machine. The beautifully finished WC is fitted with a Belfast sink, low-flush WC, and base and eye-level units with Oak worktops.

The central lounge exudes charm with its magnificent stone fireplace, complete with a multi-fuel burning stove, and its exposed beamed ceilings. The open-plan kitchen, dining, and garden room provide an impressive space for entertaining, adorned with handmade 'Shaker style' base and eye-level units. The kitchen is equipped with a range of integrated appliances, including Neff and Miele ovens, a Neff dishwasher, and a central island with a fitted butcher's block chopping board and inset Belfast sink. The space is further enhanced by a dining area and a comfortable snug in the adjoining garden room, which enjoys some of the finest views in Lancashire. The garden room extends onto a large patio area and provides access to the subterranean level via a lower-level staircase.

The subterranean level includes a smaller inner hallway leading to the vast garage/workshop, which features an electric roller door and pedestrian access from the front driveway. This space is currently utilised as a woodworking workshop. Adjacent to the garage is a small utility and storage room, complete with power laid on.

Ascending to the first floor, an open split-level landing provides access to two double bedrooms, a single bedroom, and a family bathroom. Bedrooms two, three, and four all feature fitted wardrobes and storage solutions. The family bathroom is elegantly designed, featuring panelled walls, a mains overhead shower, a screen, a vanity wash basin, a low-flush WC, and a fitted storage unit. The inner hallway at the rear of the first floor leads to the principal bedroom, which boasts an ample walk-in wardrobe and a luxurious three-piece en-suite, comprising a tiled floor, walk-in rainfall shower, dual flush WC, and a wash basin with generous storage. This spacious and light-filled room is further enhanced by triple-aspect windows, maximising natural light and capturing the breathtaking panoramic views.

Externally, the front of the property features a gravelled driveway with parking for two cars, a garage, and a stone step leading to the main entrance. The front and side gardens are beautifully landscaped with artificial turf and Indian stone seating areas. To the rear, the property enjoys a stunning outlook over open countryside and agricultural land.

A particularly charming feature of the property is the timber summer house (Clutterbuck Lodge), which was a finalist in the Shed of the Year 2021 competition. This stunning retreat comprises a beautifully decorated reception room with a log-burning stove and French doors opening onto the patio. It also includes a small double bedroom with an en-suite wet room and boutique kitchenette located behind panelling in the bedroom. With elegant, decorative parquet flooring and panelled walls, this space has previously been used as a successful holiday let.

The property is situated in the picturesque village of Mellor, which offers a range of local amenities, including highly regarded schools such as Westholme and Stonyhurst College, as well as pubs, bakeries, a pharmacy, a library, a post office, and various shops. The area boasts an excellent reputation for education, with a diverse selection of both state and independent schools nearby, including Stonyhurst, Oakhill College, Moorlands, and Westholme & QEGS in Blackburn. Additionally, numerous medical centres, swimming pools, libraries, golf clubs, and recreational facilities are within easy reach, offering a perfect balance of convenience and countryside living. The Ribble Valley, Yorkshire Dales, and the West Coast are all within close proximity.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold.

## Council Tax

Band F.

## Energy Rating (EPC)

D (56).

## 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.





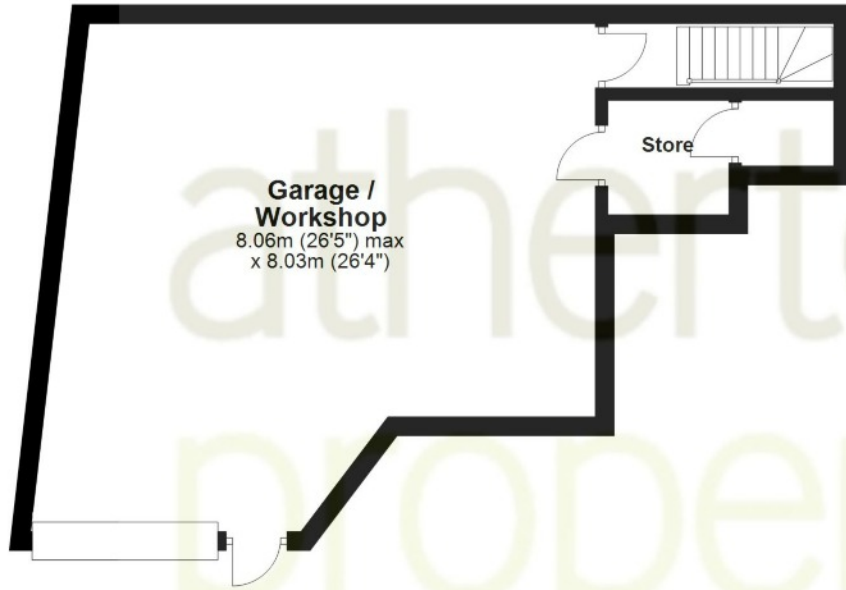






### Basement

Approx. 71.3 sq. metres (767.7 sq. feet)



### Ground Floor

Approx. 113.1 sq. metres (1217.9 sq. feet)



### First Floor

Approx. 76.9 sq. metres (827.4 sq. feet)



Total area: approx. 261.3 sq. metres (2813.0 sq. feet)











