



Situated on a substantial plot with large front and rear gardens, this impressive three-bedroom detached home benefits from approved planning permission for a large, double-storey wraparound extension, transforming it into an architecturally sublime executive residence.

Nestled within a south-facing, approximate 0.6-acre plot, this already beautiful family home, built in 1913 has approved plans to create something truly special. The property's current accommodation briefly comprises an entrance hall, lounge, open-plan living/dining area, kitchen, utility room, and WC. First floor: landing, three double bedrooms, and a family bathroom.

The approved planning consent includes a wraparound, double-storey extension, creating a large 'L'-shaped open-plan kitchen/living/dining area to the rear, two reception rooms, a utility room, and a downstairs cloakroom/WC. The proposed first-floor plans feature four bedrooms, a family bathroom, and an impressive principal suite with a large walk-in dressing room, an en-suite, and access to a first-floor terrace/balcony, offering glorious views to the rear.

Internally, the property boasts high ceilings, wall and ceiling coving, light and airy living spaces, new uPVC double-glazed windows, beautiful fireplaces, and many more stunning period features.

Upon entering, you are welcomed into a bright and spacious hallway with tiled flooring, a staircase to the first floor, and access to the lounge and living area. The front lounge offers fantastic views through a large bay window and features a cosy fireplace with a Firefox log-burning stove and a stone hearth. The kitchen, accessed from the lounge, is fitted with base and eye-level units, tiled flooring, a range of integrated appliances, and external access to the side driveway. A utility room, with plumbing for a washer and dryer, under floor heating, leads to a tiled two-piece WC.

Ascending the open balustrade staircase, the first-floor landing leads to three well-proportioned bedrooms and a beautifully appointed family bathroom. The landing currently has an external doorway leading out to what would be the terrace/balcony area overlooking the rear garden. All three bedrooms are comfortable doubles with pleasant aspects and neutral décor.

Externally, the property is positioned on a generous plot off Preston New Road, with a large front lawned garden and substantial off-road parking via a gravelled driveway leading to a detached single garage with an attached lean-to glazed storage room. The front aspect offers truly spectacular views stretching from Longridge Fell towards Inglewhite and beyond. The vast rear garden provides fantastic potential to create a magnificent outdoor space, with mature lawns and borders ensuring ample privacy. There is scope for various uses, from children's play-grounds to patio seating areas.

Conveniently located close to the village of Mellor, the property is just a short drive from Junction 31 of the M6 motorway, providing easy access to surrounding towns and Manchester city centre. Westholme School is only a stone's throw away, and the property falls within the Ribble Valley catchment area for Clitheroe Royal Grammar School and St Augustine's High School in Billington. The nearby market town of Clitheroe is well placed for commuting, offering excellent transport links to all East Lancashire business centres and the rest of the country by road and rail.

Services

Drainage to septic tank, mains electricity, mains water, mains gas.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E (53).

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

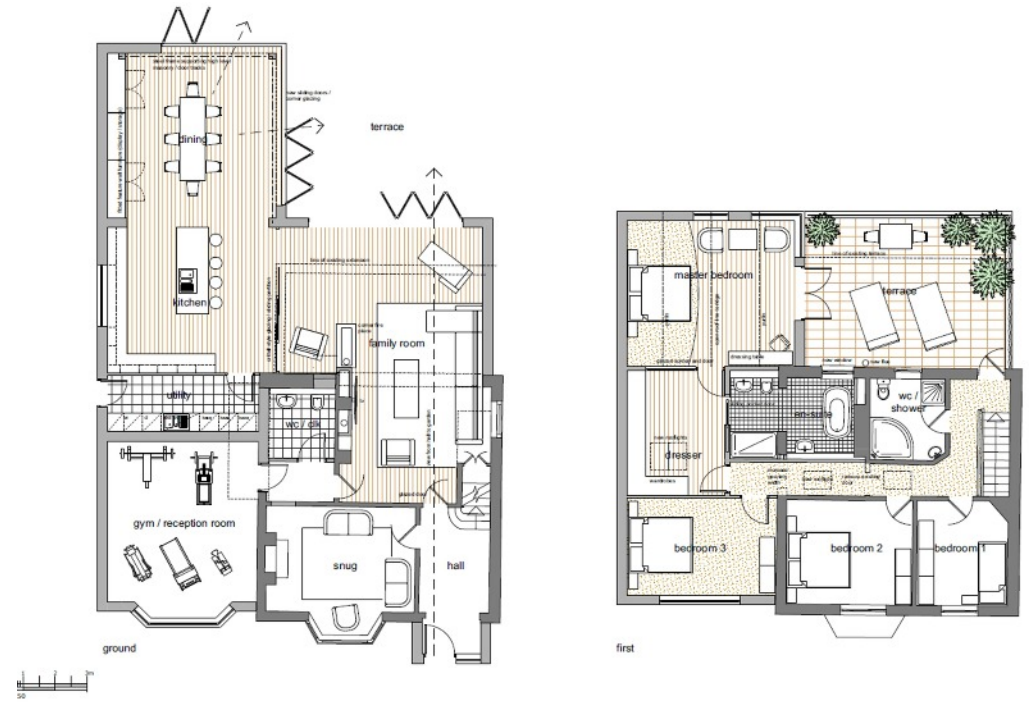
Money Regulations

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.

Laundering

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).



perspective image from garden



non-traditional brickwork and coursing arrangements



large punch windows with solid masonry surrounds



corner glazed dining room



zinc roofing / upper level walling



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Ground Floor

Approx. 80.0 sq. metres (861.1 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 130.2 sq. metres (1401.9 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
Management



Mollie Bentley
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Russell Anderton
Senior Valuer



Helen Jones
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Tom Brown
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Phil Ashton
Director - Lettings Cloud



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Mags Twist
Office Administrator



Woody & Bruce
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