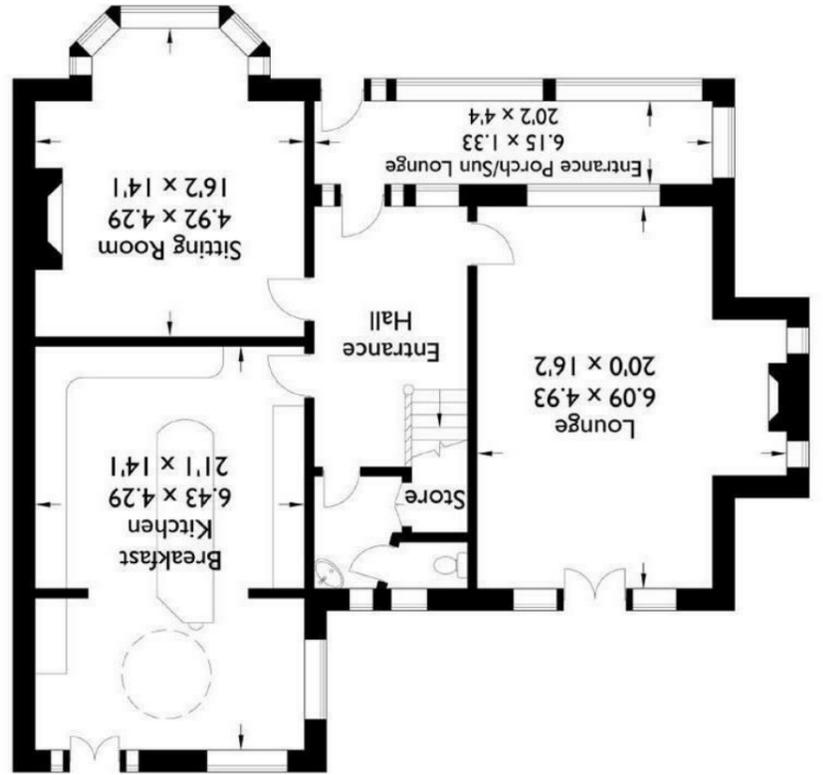


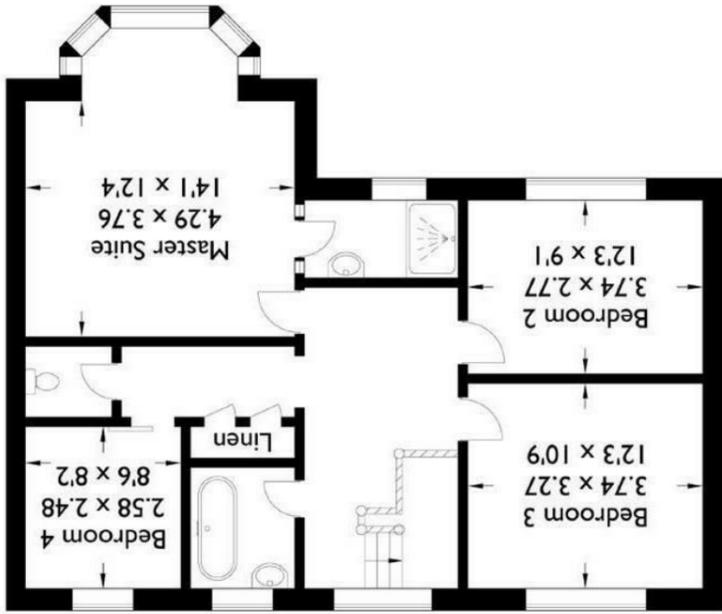


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

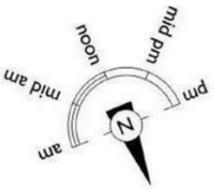
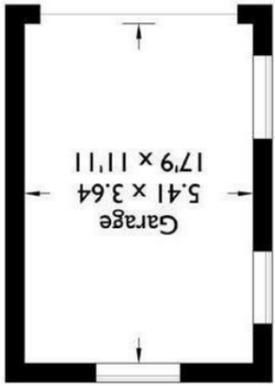
Ground Floor



First Floor



Garage

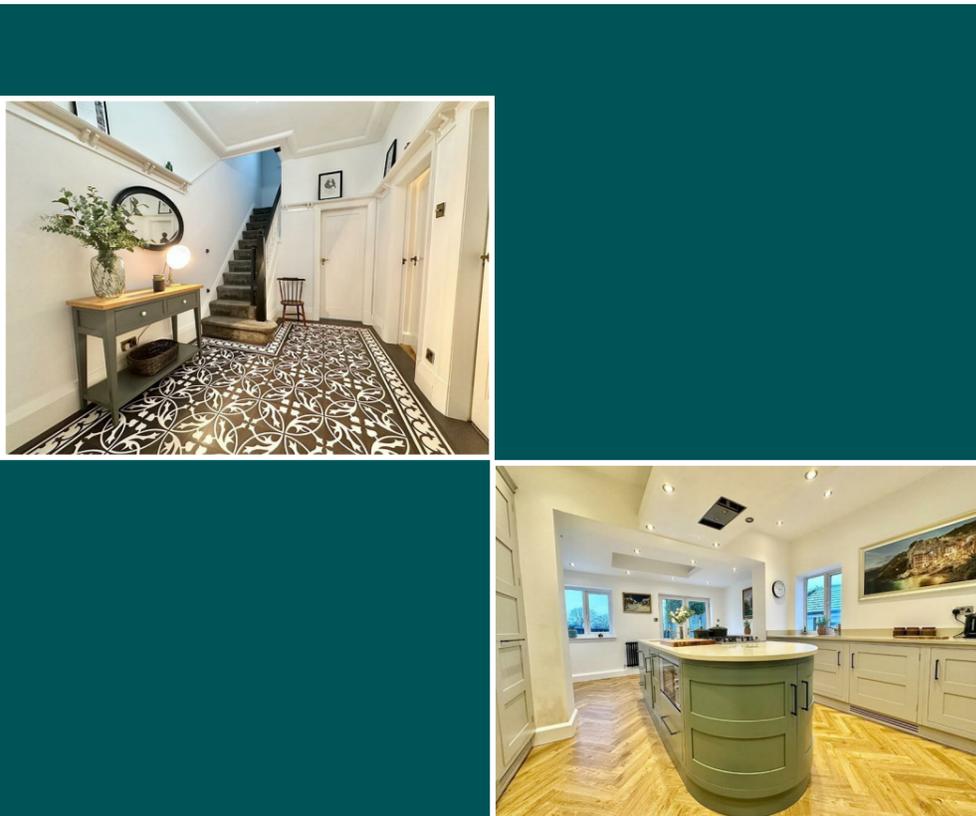


For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Approximate Gross Internal Area : 175.31 sq m / 1887.02 sq ft  
 Garage : 19.69 sq m / 211.94 sq ft  
 Total : 195.0 sq m / 2098.96 sq ft

Mellbreak

Offers Around £699,950



Mellbreak  
 6 Sandy Hall Lane

Barrowford  
 BB9 6QH



Council Tax Band: G



A Rare Opportunity – Elegant 1930s Detached Residence in Prestigious Private Setting.

Located on the highly exclusive Sandy Hall Lane, this superb detached home enjoys an exceptional position with open countryside views to the rear. Built in the 1930s, the property retains an abundance of original character and charm, whilst benefiting from a range of modern upgrades for comfortable family living.

### Description

A generous driveway provides ample off-road parking, leading to a detached garage with electrically operated door and handy EV charging point.

An entrance porch opens into a welcoming hallway, giving access to the principal reception spaces. The main lounge is a warm and characterful room, boasting a stone fireplace with a new wood burning stove, period features, and patio doors opening onto the rear garden. The light-filled breakfast kitchen is truly stunning, featuring a bespoke Simpson's of Colne kitchen with integrated modern appliances – ideal for both everyday dining and entertaining. A cosy sitting room with gas fire and bay window, and a convenient WC, complete the ground floor accommodation.

To the first floor, the master suite enjoys a stylish, contemporary en-suite shower room with wet area. Mirroring the reception room downstairs this also has a beautiful bay window - perfect for a reading area. There are three further well-proportioned bedrooms, as well as a family bathroom and a separate WC.

Throughout, the property showcases a wealth of period features, including bay windows, decorative cornicing, original fireplaces and oak panelling. Modern comforts include gas central heating and double glazing.

The property sits within a large lawned front garden with mature trees offering privacy and kerb appeal, while the enclosed rear garden backs directly onto open countryside, providing a tranquil and picturesque outlook.

The current owners have recently had planning permission granted which included: Demolition of the existing detached garage, single storey rear extension, lean to front porch, two storey front extension and the erection of a two storey front extension to form bay window at ground floor, two storey side extension to front and rear incorporating garage; single storey rear extension.

Viewing is highly recommended to appreciate the character, location, and lifestyle on offer with this truly exceptional home.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

 @PettyEstAgents  /pettyestateagents