



## Mellor Brow, Mellor, BB2 7EX

£795,000

AN EXQUISITE DETACHED FARMHOUSE WITH SELF CONTAINED FLAT


Nestled in the charming village of Mellor, this exquisite detached stone-built farmhouse one of the first homes in Mellor, offers a delightful blend of traditional elegance and modern comfort. Spanning an impressive 1,442 square feet, the property boasts an abundance of indoor and outdoor space, making it an ideal family home.

As you approach the property, you are greeted by beautifully maintained grounds and gated off-road parking, ensuring both privacy and security. The main house features three generously sized bedrooms, each adorned with stylish interiors and high-quality finishes that create a warm and inviting atmosphere. The layout includes two spacious sitting rooms, perfect for relaxation or entertaining guests, alongside a large dining room that flows seamlessly into a contemporary kitchen, designed for both functionality and style.

One of the standout features of this property is the self-contained apartment situated above the detached triple garage. With its own separate access, this versatile space is perfect for guests, extended family, or as a rental investment, providing an excellent opportunity for additional income.

This magnificent stone farmhouse is rich in stunning original features, which harmoniously blend with modern fixtures and fittings, creating a unique character that is both charming and sophisticated. This property is not just a home; it is a lifestyle choice, offering the tranquillity of village life while being conveniently located for access to local amenities.

In summary, this remarkable property in Mellor presents a rare opportunity to acquire a spacious family home with the added benefit of a self-contained flat and ample parking. It is a perfect choice for those seeking a blend of comfort, style, and investment potential in a picturesque setting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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# Mellor Brow, Mellor, BB2 7EX

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- Detached Stone Built Farmhouse
- Three Spacious Reception Rooms
- Gated Off Road Parking And Detached Triple Garage
- Tenure - Freehold

- Three Bedroom Family Home
- Character Features Blended With Modern Finishes
- EPC Rating - D

- Self Contained Apartment Above Garage
- Sought After Village Location In Mellor
- Council Tax Band - F

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to the entrance porch.

### Entrance Porch

7'6 x 6 (2.29m x 1.83m)

UPVC double glazed window, exposed stone, exposed beams, spotlights, stone flag flooring, hardwood single glazed door to the reception room.

### WC

4'6 x 2'4 (1.37m x 0.71m)

UPVC double glazed frosted window, central heating radiator, a dual flush WC, tiled flooring.

### Snug

15'8 x 11'9 (4.78m x 3.58m)

UPVC double glazed window, central heating radiator, exposed beams, spotlights, exposed stone, cast iron open log burner, storage cupboard, stone flag flooring, doors to the second reception room, dining room, rear porch and staircase to the first floor.

### Reception Room

15'8 x 13'10 (4.78m x 4.22m)

UPVC double glazed window, central heating radiator, two feature wall lights, exposed beams, spotlights, Harmony efel gas living flame fire with stone hearth and surround, television point, hardwood door to the conservatory.

### Conservatory

16'11 x 13'4 (5.16m x 4.06m)

UPVC double glazed surrounding windows, central heating radiator, exposed stone, wood effect tiled flooring, UPVC double glazed doors to the rear.

### Rear Porch

8'6 x 7'4 (2.59m x 2.24m)

Single glazed stone window, two Velux windows, Vaillant boiler, PVC panelling to the ceiling, spotlights, smoke alarm, stone flag flooring, hardwood barn door to the rear.

### Dining Room

17'10 x 9'1 (5.44m x 2.77m)

UPVC double glazed window, underfloor heating, spotlights, television point, tiled flooring, open to the kitchen, aluminium folding doors to the rear.

## Kitchen

19'3 x 11'7 (5.87m x 3.53m)

UPVC double glazed window, two Velux windows, central heated plinth heater, a range of panelled wall and base units, granite effect surface, high glossed splash backs, inset stainless steel Blanco one and a half sink with a high spout spring mixer tap, Leisure four door range cooker with a five ring induction hob and extractor hood, space for American style fridge freezer, integrated dishwasher, microwave and breakfast bar, spotlights, smoke alarm, tiled flooring, UPVC double glazed French doors to the rear.

## First Floor

### Landing

12'4 x 3'5 (3.66m x 1.22m x 0.91m x 1.52m)

Central heating radiator, smoke alarm, spotlights, doors to three bedrooms and shower room.

### Bedroom One

16'5 x 13'4 (4.88m x 1.52m x 3.96m x 1.22m)

Two UPVC double glazed windows, two central heating radiators, exposed beams, pendant lighting, stone fireplace and chimney breast, television point, two feature wall lights.

### Bedroom Two

16'3 x 9'10 (4.88m x 0.91m x 2.74m x 3.05m)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, exposed beams, television point, pendant lighting.

### Bedroom Three

14'10 x 11'9 (4.27m x 3.05m x 3.35m x 2.74m)

Four UPVC double glazed windows, central heating radiator, spotlights, loft hatch, hardwood flooring.

### Shower Room

8'10 x 5'11 (2.44m x 3.05m x 1.52m x 3.35m)

UPVC double glazed frosted window, upright central heating radiator, a three piece suite comprising of a Tavistock vanity top wash basin with mixer tap, Gebrit dual flush floating WC, double direct feed Hudson Reed rainfall walk in shower, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

### External

Wrap around gardens with laid to lawn, paving, bedding, mature shrubs, well, stone chippings, ample off road parking, access to the triple garage and flat.

## Triple Garage

26'3 x 18'3 (7.92m x 0.91m x 5.49m x 0.91m)

Power, lighting, plumbing for washing machine and dryer, Britony boiler, heated tiling, three up and over garage doors.

## Flat

### Entrance

UPVC double glazed frosted door to the open plan reception room/kitchen.

### Open Plan Reception Room/Kitchen

17'10 x 13 (5.18m x 3.05m x 3.96m)

Two Velux windows, electric storage heater, a range of navy base units, wood effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, space for fridge, spotlights, smoke alarm, part wood effect laminate flooring, doors to the bedroom, shower room and eaves storage

### Shower Room

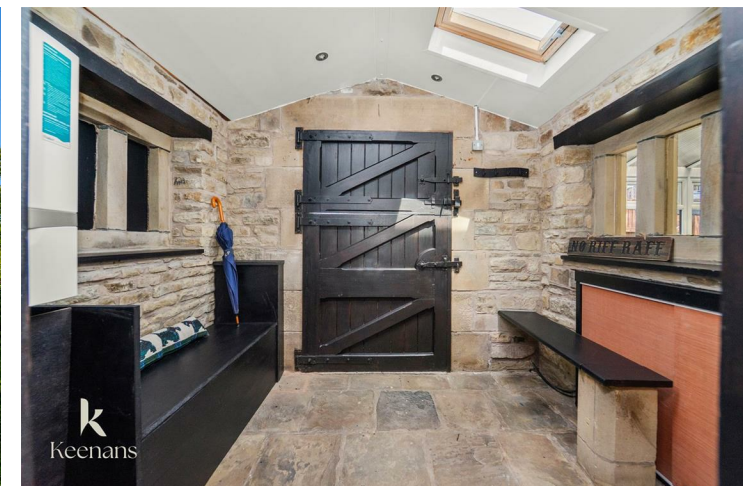
6 x 5'7 (1.83m x 1.52m x 2.13m)

Velux window, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, PVC panelled elevations, spotlights, extractor fan, wood effect laminate flooring.

### Bedroom

12'11 x 7'10 (3.66m x 3.35m x 2.13m x 3.05m)

UPVC double glazed circular window, Velux window, electric storage heater, spotlights, eaves storage



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