

**Lower Abbott House Farm, Abbott Brow, Osbaldeston,  
Blackburn, Lancashire. BB2 7HL**

**£400,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

**\*A UNIQUE, CHAIN FREE, STONE BUILT IMMACULATE PROPERTY IN OSBALDESTON WITH SENSATIONAL VIEWS\* A must see family residence boasting four double bedrooms along with two large reception rooms and a modern kitchen diner making this the perfect home. This exceptional property is presented to the market in impeccable condition and presents an exciting opportunity to acquire a truly remarkable family home in an enviable location.**

The property comprises of an entrance hallway, which has an exposed stone feature wall and a beautiful open spindle staircase leading up to the first floor. The impressive lounge features a log burning stove with a stunning surround built using stone from the original house. This remarkable space offers a serene place to relax which is full of warmth and charm. The second reception room is currently utilized as a dining room and is an exceptionally versatile space, with dual aspect windows providing natural daylight to shine through. Stepping in to the Schuller fitted kitchen you'll enjoy ample storage space in the form of base and eye level units in a wonderful neutral and walnut colour palette. Many high quality integral appliances are present including a Neff gas hob and Neff fridge freezer, AEG electric oven and AEG dishwasher. The space allows for a dining table with views over the delightful garden which is accessed via patio doors, making this an exceptional area for entertaining! Completing the ground floor is the two piece wc in white. On the first floor, leading from the landing, is the tranquil and bright master bedroom with a spacious feel, together with a luxurious en-suite shower room. Three further double bedrooms are present, each as beautiful as the one before, all neutrally decorated, ensuring a calm and relaxing space to suit any growing family. The three piece family bathroom with a separate shower enclosure completes this sensational property internally.

Situated on a desirable plot towards the bottom of Abbott Brow, this beautiful stone built home is set within the catchment area of highly regarded schools, close to the excellent amenities of Mellor and enjoys stunning walking routes nearby. Driveway parking for up to four cars is present which is accessed via the gates, providing a sense of security and privacy to the external space. The delightful rear garden is the ideal spot to soak up the sun, with a large flagged patio and BBQ area, complete with a laid to lawn surrounded by beautiful plants and shrubs. This truly is a wonderful opportunity for those looking for an exquisite, turn key home in this peaceful setting. Internal viewing is highly advised.

## FEATURES

- Beautiful Stone Built Property
- Enviaible Ribble Valley Location
- Sensational Countryside Views
- Charming Features & Immaculate Décor Throughout
- No Chain Delay
- Two Beautiful Light Filled Reception Rooms
- Schuller Fitted Kitchen
- Four Double Bedrooms
- En Suite To Master Bedroom
- Driveway Parking & Stunning Garden



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Feature stone wall, stairs leading to first floor, under stairs storage, ceiling spot lights, open spindle stairs case, panel radiator.

#### Lounge

14' 03" x 15' 08" (4.34m x 4.78m)

Log burning stove in stone feature fire place, double glazed upvc window and door, cupboard housing meter, panel radiator, TV point.

#### Second Reception Room

10' 07" x 15' 05" (3.23m x 4.70m)

Carpet flooring, cupboard housing meter, x2 double glazed upvc windows, panel radiator.

#### Kitchen

23' 10" x 9' 09" (7.26m x 2.97m)

Schuller fitted kitchen diner, wall and base units with contrasting work surfaces, sink and drainer, x5 ring Neff gas hob, AEG electric oven, dishwasher and washing machine, Neff fridge freezer, Neff extractor fan, space for dining table, plumbed for dishwasher, laminate flooring, ceiling spot lights, x3 double glazed upvc windows, and patio doors leading onto the rear garden.

#### WC

7' 06" x 3' 01" (2.29m x 0.94m)

Two piece in white with tiled splash backs, laminate flooring, double glazed upvc window.

### First Floor

#### Landing

Carpet flooring.

#### Bedroom One

14' 03" x 12' 05" (4.34m x 3.78m)

Double bedroom with carpet flooring, x2 double glazed upvc window, panel radiator.

#### En Suite

9' 08" x 2' 11" (2.95m x 0.89m)

Two piece in white with walk in shower enclosure with tiled splash backs, mains fed shower, laminate flooring, ceiling spot lights, towel radiator.

#### Bedroom Two

15' 07" x 10' 06" (4.75m x 3.20m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator, TV point.

#### Bedroom Three

13' 03" x 9' 09" (4.04m x 2.97m)

Double bedroom with carpet flooring, x3 double glazed upvc windows, panel radiator.

#### Bedroom Four

10' 09" x 8' 06" (3.28m x 2.59m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator, TV point.

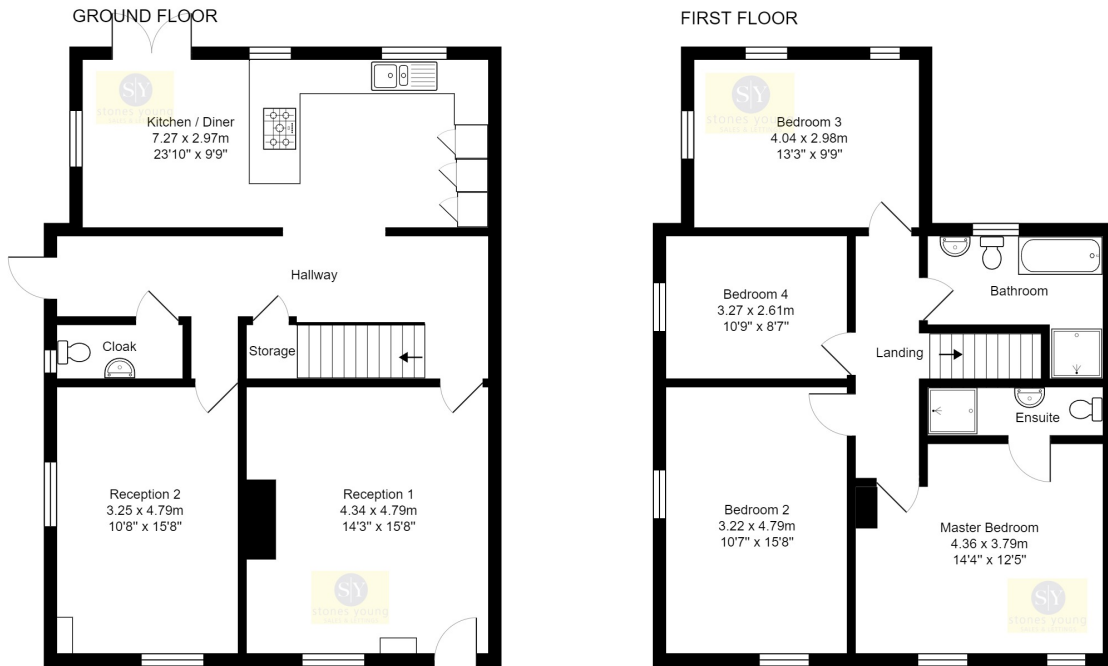
#### Bathroom

11' 09" x 8' 03" (3.58m x 2.51m)

Three piece in white with walk in shower enclosure, tiled splash backs, ceiling spot lights, double glazed upvc window, towel radiator.

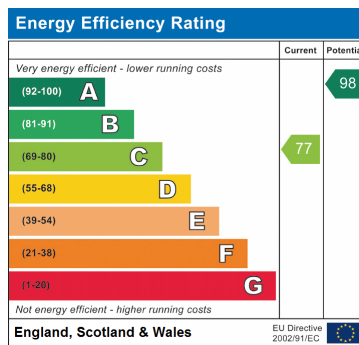


# FLOORPLAN & EPC



## Lower Abbott House Farm, Abbot Brow, Mellor

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

