

Saccary Lane, Mellor, Blackburn, Lancashire. BB1 9DL

£400,000 Freehold

FOR SALE



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Blackburn  
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## PROPERTY DESCRIPTION

**\*THREE DOUBLE BEDROOM STONE BUILT END COTTAGE IN ENVIABLE MELLOR LOCATION\*** Stones Young are delighted to bring to market this character property, occupying an enviable position on Saccary Lane, Mellor. With three double bedrooms, the property is brimming with traditional features and despite being semi-rural it is within close proximity of schools, local amenities bus routes and excellent commuter links.

Upon entering the property, a vestibule welcomes you into a cosy sitting room with wood burning stove, stone fireplace and exposed wood beams. To the right is an inner hallway leading the main lounge area featuring a multi fuel stove in a stone hearth, exposed wood beams and triple aspect windows which allow light to flood in and views of the gardens. To the left is the dining room, opening onto cottage kitchen - both with feature stone walls, flagstone floors and exposed beams. The kitchen benefits from views of the garden and the open countryside beyond.

On the first floor, a landing provides access to three double bedrooms, one with en-suite shower room, and a four piece family bathroom with underfloor heating and exposed stone wall

The property has gas central heating and double glazed uPVC windows throughout.

Outside there is parking for two cars, wrap around gardens with flagstone paths and seating areas, established hedges, trees, borders and surrounded on two sides by stone walls. The views from the back of the property are of open countryside/farmland.

Mellor is a highly desirable location due to the excellent array of amenities and schools nearby, as well as beautiful walking routes and views over Ribble Valley and Pendle Hill. This characterful end cottage will make a outstanding home and must be viewed to be fully appreciated.

## FEATURES

- Freehold
- Not on a Water Meter
- Three Double Bedrooms
- uPVC Double Glazing & Gas Central Heating
- Driveway Parking
- Council Tax Band D
- Rural Ribble Valley Location
- Charming Original Features



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## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, double glazed upvc front door, x2 double glazed upvc windows.

#### Second Reception Room

16' 04" x 12' 03" (4.98m x 3.73m)  
Carpet flooring, wood beams, stairs to first floor, wood burner set in stone hearth, x2 double glazed upvc window, panel radiator.

#### Lounge

16' 05" x 11' 05" (5.00m x 3.48m)  
Carpet flooring, multifuel stove set in stone hearth, three uPvc double glazed windows, panel radiator, TV point

#### Inner Hallway

11' 04" x 5' 08" (3.45m x 1.73m)  
Carpet flooring, door leading into boot room, panel radiator.

#### Dining Room

15' 10" x 7' 08" (4.83m x 2.34m)  
Flagged flooring with under floor heating, exposed stone wall, double glazed upvc window, panel radiator.

#### Kitchen

12' 08" x 9' 08" (3.86m x 2.95m)  
Range of fitted wall and base units with contrasting work marble and slate work surfaces, tiled splash backs, gas hob, electric oven, plumbed for washing machine, wall mounted boiler, ceramic sink and drainer, space for fridge freezer, exposed stone wall, double glazed upvc window and door to the rear garden, panel radiator.

### First Floor

#### Landing

Carpet flooring.

### Bedroom One

16' 10" x 7' 09" (5.13m x 2.36m)  
Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, Velux window, panel radiator.

### En Suite

5' 06" x 4' 06" (1.68m x 1.37m)  
Tiled flooring, three piece in grey, tiled floor to ceiling, electric fire, ceiling spot lights, Velux window, panel radiator.

### Bedroom Two

11' 08" x 8' 00" (3.56m x 2.44m)  
Double bedroom with carpet flooring, ceiling spot lights, storage cupboard, double glazed upvc window, panel radiator.

### Bedroom Three

15' 11" x 7' 04" (4.85m x 2.24m)  
Carpet flooring, fitted wardrobes, ceiling spot lights, exposed stone wall, x2 double glazed upvc windows, panel radiator x2.

### Bathroom

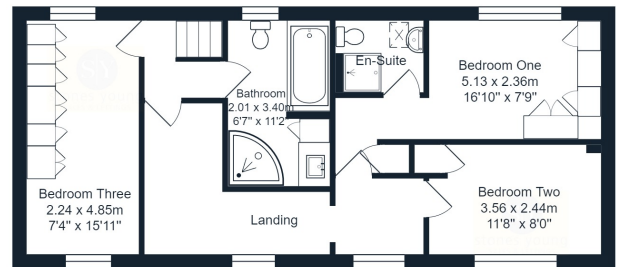
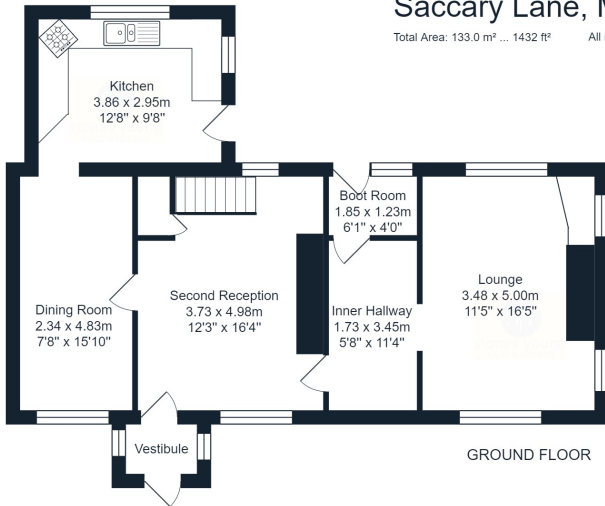
11' 02" x 6' 07" (3.40m x 2.01m)  
Tiled flooring with under floor heating, four piece in white with electric shower, vanity unit, storage cupboard, exposed stone wall, ceiling spot lights, double glazed upvc window.



# FLOORPLAN

## Saccary Lane, Mellor, Blackburn

Total Area: 133.0 m<sup>2</sup> ... 1432 ft<sup>2</sup> 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.

