



Whalley Road, Mellor Brook, BB2 7HY

£635,000

AN EXCEPTIONAL BESPOKE DETACHED HOME IN AN IDYLIC MELLOR BROOK SETTING

Occupying an impressive plot within the picturesque and highly sought-after village of Mellor Brook, this outstanding four double bedroom detached residence forms part of an exclusive collection of just five individually designed homes, showcasing exceptional craftsmanship, sophisticated interiors and an uncompromising standard of finish throughout. At the heart of this remarkable home is the spectacular open-plan kitchen, living and dining space – a beautifully considered setting for both everyday family life and effortless entertaining. The kitchen is finished to an exceptional specification with premium NEFF appliances, a Quooker boiling-water tap, striking central island with breakfast bar and adjoining utility room. Two further reception rooms provide superb versatility for formal entertaining, relaxation or family living.

Upstairs, four generous double bedrooms create an impressive sense of space, with both the principal and second bedrooms enjoying stylish en-suite shower rooms. The luxurious family bathroom is equally impressive, featuring an enviable freestanding-style bath alongside a separate shower enclosure.

Outside, the beautifully landscaped rear gardens are generous, private and wonderfully positioned, enjoying an enviable outlook without being overlooked. To the front, a further lawned garden and extensive off-road parking enhance the property's exceptional plot.

A detached double garage has been thoughtfully converted to create a fantastic additional living space, ideal as a substantial home office, private gym, studio or home business premises. Surrounded by beautiful Ribble Valley countryside, Mellor Brook offers an idyllic village lifestyle with scenic country walks, traditional pubs, cafés and local butchers, while remaining exceptionally well placed for Clitheroe, Preston and Blackburn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(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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4 3 2 B

- An Impressive Detached Property
 - Stylish Interior And Modern Fittings
 - Ample Off Road Parking And Converted Double Garage
 - Tenure - Freehold
- Four Double Bedrooms
 - Perfect Family Home
 - EPC Rating - B
- Three Bathrooms
 - Sought After Location
 - Council Tax Band - G

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

13'1 x 11 (3.99m x 3.35m)

Central heating radiator, spotlights, smoke alarm, under staircase storage cupboard, wood effect laminate flooring, doors to the lounge, office, WC and open plan kitchen/dining/living space, staircase to the first floor.

WC

5'3 x 5'1 (1.60m x 1.55m)

UPVC double glazed frosted window, heated towel rail, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, LED mirror, wood effect laminate flooring.

Office

12'3 x 6'5 (3.73m x 1.96m)

UPVC double glazed window, central heating radiator.

Lounge

15'10 x 12'2 (4.83m x 3.71m)

UPVC double glazed window, central heating radiator, television point.

Open Plan Kitchen/Diner/Living Room

38'7 x 13'3 (11.76m x 4.04m)

Two UPVC double glazed windows, two central heating radiators, a range of mixed gloss and granite effect wall and base units, Quartz surface, inset one and a half bowl sink with Quooker boiling water tap, two Neff high rise electric ovens, integrated Neff high rise combination microwave and warming drawer, four ring Neff induction hob with inset extractor fan, integrated full length fridge and freezer, integrated dishwasher and wine cooler, under unit lighting, centre island with breakfast bar, television point, wood effect laminate flooring, door to the utility room, UPVC double glazed French doors to the rear.

Utility Room

12'2 x 6'2 (3.71m x 1.88m)

Heated towel rail, a range of matte wall and base units, Quartz surface, inset stainless steel one and a half bowl sink with mixer tap, plumbing for a washing machine and dryer, Potterton boiler, extractor fan, spotlights, wood effect laminate flooring, UPVC double glazed door to the side.

First Floor

Landing

17 x 13'6 (5.18m x 4.11m)

UPVC double glazed window, central heating radiator, smoke alarm, storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

15'7 x 13 (4.75m x 3.96m)

UPVC double glazed window, central heating radiator, television point, doors to the en suite and walk in wardrobe.

Walk In Wardrobe

10 x 9'6 (3.05m x 2.90m)

UPVC double glazed window, central heating radiator, fitted open wardrobes.

En Suite

7'4 x 4'6 (2.24m x 1.37m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a double direct feed rainfall walk in shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, inset shelving with down lights, spotlights, extractor fan, tiled flooring.

Bedroom Two

15'7 x 8'9 (4.75m x 2.67m)

UPVC double glazed window, central heating radiator, television point, door to the en suite.

En Suite

7'11 x 4'7 (2.41m x 1.40m)

Heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, inset shelving with downlights, spotlights, extractor fan, tiled flooring.

Bedroom Three

12'6 x 10 (3.81m x 3.05m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Four

12 x 9'7 (3.66m x 2.92m)

UPVC double glazed window, central heating radiator, television point.

Bathroom

9'3 x 8'9 (2.82m x 2.67m)

UPVC double glazed frosted window, heated towel rail, a four piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, panelled bath with mixer tap and rinse head, direct feed rainfall shower enclosure with rinse head, inset shelving with down lights, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Front

Laid to lawn garden with York stone paving, stone chippings, bedding, electric vehicle charging point, block paved driveway for multiple vehicles and access to the garage.

Rear

Enclosed garden with laid to lawn, York stone paving, decking, slate chipped bedding and border areas, gated play area, timber storage shed and access to the converted double garage through UPVC double glazed French doors.

Converted Double Garage

20'3 x 19'6 (6.17m x 5.94m)

Power, spotlights, meter cupboard.

