

Offers IRO £735,000



Armitstead
Barnett

80 Mellor Brow, Blackburn, Lancashire, BB2 7EX





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- Sought after Ribble Valley location
- Superb Long Distance views over the valley
- Versatile accommodation possible annexe
- Impressive principal bedroom suite with ensuite and dressing room
- 5 bedrooms, 3 bathrooms
- Large garden with multiple patio/decking areas.
- Perfect for commuting motorways and Trains
- Immaculately presented



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Kirkstones sits in a large plot in an elevated position and has superb long distance views down the valley. This is a substantial family home in a great location and inspection is advised to fully appreciate what is on offer.

The house has been much improved and upgraded by the current owners who have lived at the property for over 30 years. The interior is stylish, modern and finished to a high standard and the property is a capable family home.

The accommodation briefly comprises:-

GROUND FLOOR

Hallway providing access to all ground floor rooms and first floor via staircase.

Living room - Large and stylish with modern fire and dual aspect windows. Impressive picture windows provide excellent views to the rear.

Kitchen / dining room / living area

Fantastic space for entertaining and taking in the views. Sleek and modern design with high quality fixtures and fittings. There is a triple Neff oven and fridge/freezer built into a full wall of storage. The induction hob and double sink can be found in the large central island unit which has space for 4 stools facing the floor to ceiling windows at the rear. There is ample room for a large dining table perfect for family gatherings which is next to the comfortable seating area is ideal to relax in and enjoy the views.

Utility room - Conveniently placed off the kitchen, the utility room provides a useful storage and laundry space.





Family bathroom a stylish, well-appointed three piece family bathroom off the main hallway downstairs.

Bedroom 3 - a double bedroom with ensuite bathroom.

Bedroom 4 - Currently used as a nursery, this bedroom would make an ideal child's room or spare room as it is directly opposite the family bathroom.

Bedroom 5 / Office - Off the main hallway, and currently used as an office space.

FIRST FLOOR

Principal Bedroom / Suite

With dressing room, beautiful ensuite and tasteful decor, this master bedroom has a luxurious high-end hotel feel. The ensuite is modern and stylish, with a sumptuous freestanding bath and large shower.

Bedroom 2 - Beautifully presented spacious double with wonderful views to the rear.

Walk in Wardrobe / store room, spacious and accessed from the landing.

OUTSIDE

Garage and driveway

There is a spacious driveway with room for multiple cars and a large double garage with electric roller shutter door.

Gardens

Landscaped gardens to the front and large lawned and decked areas to the rear, perfect for entertaining and taking in the incredible views.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : Garage and driveway for 6-8 cars

Construction Type : Standard

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed

Conservation Area / AONB : Property is not in a conservation area or AONB

Easement, and Wayleaves or Rights of Way : None known to the vendor.

Footpaths / Bridleways : We understand that there are no public footpaths or bridleways on the property .

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone one.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : None known to the vendor.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : None known to the vendor.

Communications :

Broadband: BT Fibre is available in the area and superfast 42 Mbps.

Mobile signal: EE, Three, O2 and Vodafone available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///shark.fancy.pace

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

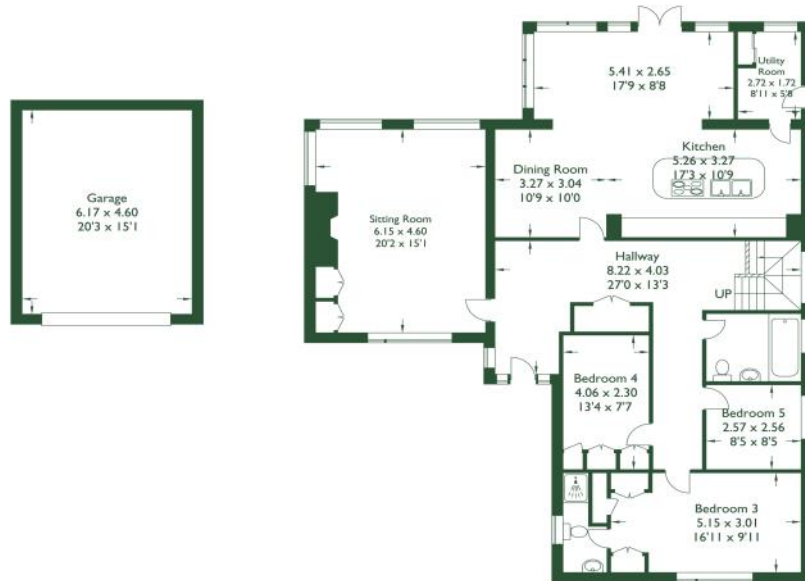
SUBJECT TO CONTRACT

Kirkstones

Approximate Gross Internal Area : 234.35 sq m / 2522.52 sq ft

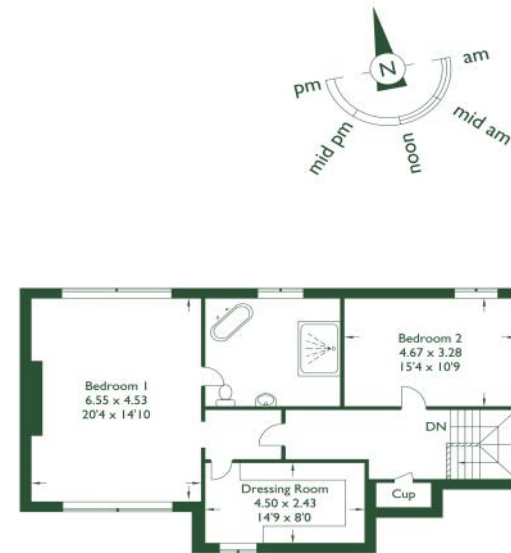
Garage : 28.38 sq m / 305.47 sq ft

Total : 262.73 sq m / 2828.00 sq ft



Lower Ground
Floor

Ground Floor



First Floor

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.



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Amitstead Barnett

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