



Long Row, Mellor, Blackburn, Lancashire, BB2 7EF

Asking Price £1,350,000





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5 Bedrooms



4 Bathroom



6 Acres

- Substantial 5-bedroom family home, comprehensively converted around 10 years ago to an exceptional standard by Stanton Andrews Architects.
- Virtually rebuilt using high-quality materials, offering approx. 5,400 sq ft across a three-storey barn conversion.
- Set within private gardens and grounds, including a rear lawned garden with terrace, pond, shed, and approx. 6 acres of grassland.
- Impressive entrance hall with full-height barn window, Italian ceramic tiles flooring, feature staircase, cloakroom, boot room, and utility.





Quietly located in a wonderfully unassuming position, this property is a substantial 5 bedroom family home. Converted by the owners in 2016, the property is finished to a very high standard and was designed alongside the owners by Stanton Andrews Architects in Clitheroe.

During conversion the house was virtually rebuilt to modern standards using high quality materials that will stand the test of time. Only physical inspection can justify the quality of the work carried out.



Set within private gardens and grounds the property consists of the main house, a barn conversion set over three floors and extending to approximately 5400 sqft. In addition in the courtyard at the front of the property there is a delightful 2 storey two bedroom cottage, currently used for Air BnB.

To the rear of the house is a large garden with a pond and shed and also a garage to the side. Adjacent to this there is approximately 6 acres of grassland included in the sale.



The property briefly comprises:-

Impressive entrance hall located in full height barn window accessed by large glazed door. Entrance hall with Italian ceramic floor tiles, impressive feature staircase to first floor and cloakroom / W.C located under the stairs. Access to boot room and utility room with cloakroom cupboard, well furnished with lots of storage as well as easy access to the central heating boilers and underfloor heating.

Fitness room and fully fitted 6 person sauna and separate shower.

The entrance hallway corridor leads through to a superb open plan living space with dining room, study and garden room all interconnected with views to the rear garden and terrace. Off the dining room is a substantial kitchen designed and installed by Arclinea, integrated kitchenAid appliances and two large sub-zero fridges from Liebherr, there is also a walk in pantry.

Behind the kitchen there are two generous double bedrooms sharing a well-equipped 3 piece bathroom. There is also a hidden storage room in the corridor.

To the first floor the feature staircase rises to a cavernous sitting room which is breath-taking. The room is open to eaves with exposed beams and a large feature fireplace with log burner to one end. Behind the sitting room the principal bedrooms suite consists of a bedroom area connected to a dressing room which in turn leads to an impressive high quality ensuite bathroom, with fittings from Zucchetti.





Off the landing area there are two further spacious double bedrooms each with mezzanine bed areas with connect via an internal door.

The bedrooms are served by a shower room with walk in shower, twin sinks and W.C.

Outside the entrance is gated with an electric gate. The courtyard is cobbled and there are numerous parking areas. There is a track to the side of the house providing access to the garden and fields behind. A footpath runs parallel with the property boundary and cuts through the top of the driveway to a kissing gate adjacent to the property gate.



The garden to the front is well stocked with herbaceous border plants, to the rear of the property the garden is mainly lawned with a large stone flagged terrace and open views across the valley.

The Cottage, known as Middle Warble Hey Stables is beautifully presented with an open plan living dining kitchen downstairs and 2 bedrooms with a bathroom on the first floor. Finished in the same way as the house the cottage is run as a successful Air Bnb.

Adjacent to the cottage is a double garage with light and power, there is also an electric car charger.





Mellor is a rural village located in the Ribble Valley, located on the northern edge of Blackburn, offers a peaceful, semi-rural lifestyle with easy access to the town's amenities. Known for its green spaces and open countryside, it's popular with walkers, cyclists, and those seeking a quieter pace while staying connected to urban life.

The village has excellent access to the superb Ribble Valley amenities as well as being within striking distance to Blackburn and Preston as well as the national motorway network via the M6 and the West Coast Main line at Preston. There are excellent local amenities including a children's play area, village hall, 3 public houses along with a public library and a doctors surgery and bakery.

The nearby market town of Clitheroe is well placed for commuting offering excellent communication links with all East Lancashire business centres and the rest of the country by road and rail.

East Lancashire, Manchester and Yorkshire business centres as well as the northern motorway network are within striking distance. Travel distances are approximate, Whalley 7 miles / Clitheroe 10 miles / Manchester 36 miles / Leeds Bradford Airport 38 miles / Manchester International Airport 41 miles/ Kendal and the Lake District 58 miles. M6 North and South 4.5 miles. Preston railway station with the West Coast line to Euston (2.08Mins) 8 miles.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains electricity. Sewerage is by way of septic tank which was last emptied in 2026. Heating is by way of an gas & electric central heating system.

Parking allocated and number of spaces : Garage and parking for numerous vehicles, including electrical vehicle charging.

Construction Type : Stone and slate roof.

Building Safety: None known.

Restrictive Covenants : None known.

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is not in a conservation area.

Easement, and Wayleaves or Rights of Way : The neighbour has a right of access to maintain their property.

Footpaths / Bridleways : We understand that there is a public footpath to the side of the property and through the top half of the driveway. Please call for further details.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None known.

Coal field / mining area : None known.

Communications :

Broadband: Satellite broadband

Mobile signal: EE, Three, Vodafone and O2 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.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Bamett 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 G

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mr 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 : //tinsel.fishery.boat

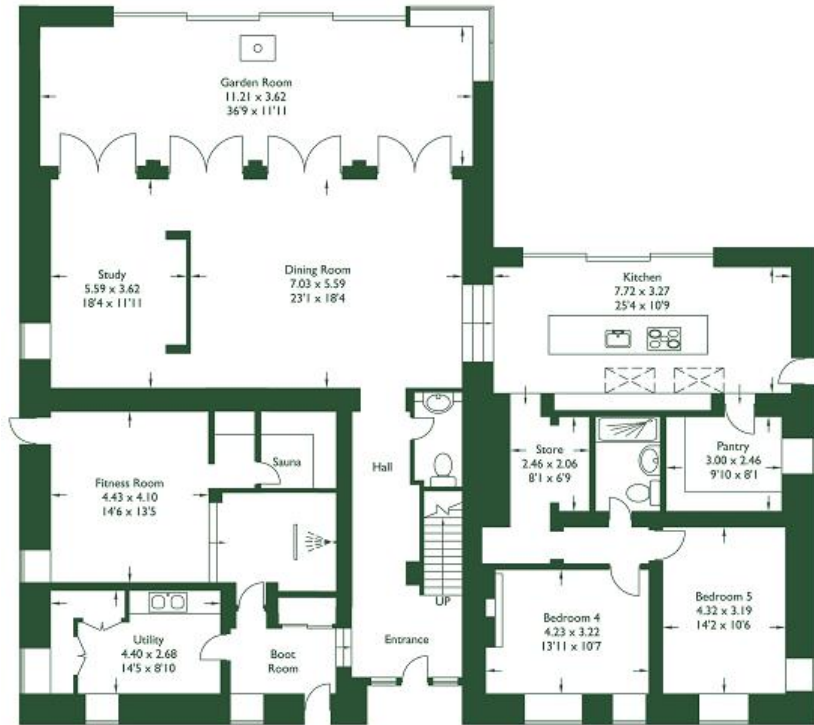
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also 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.

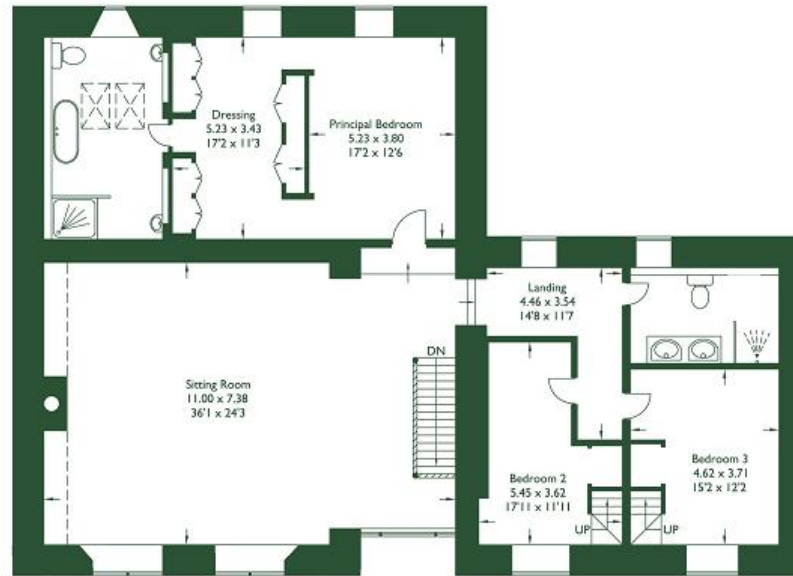
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

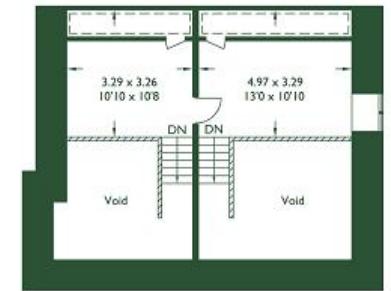




Ground Floor



First Floor



Mezzanine Floor

House

Armitstead 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 Armitstead 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 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 Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



Ground Floor



First Floor

Cottage

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		82 B
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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