



PROCTORS

ESTATE AGENTS

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Woodfold Park, Mellor, Blackburn

“Offers Over” £425,000

A luxurious apartment in the magnificent Woodfold Hall, set in Woodfold Park, a delightful rural setting, within easy reach of Blackburn, Preston, Ribble Valley and the M6 motorway. Restored approximately 20 years ago to its former glory, the hall dates from 1798 and was designed by the celebrated architect, James Wyatt, for Henry Sudell, a local entrepreneur, heavily involved in the cotton industry.

One of 8 apartments in the hall, this two bedroomed apartment is appointed to the highest standard throughout. The spacious rooms enjoy modern amenity, while retaining the chemistry and character of the period property. The open plan lounge enjoys sitting and dining areas along with an excellent fully fitted kitchen with an abundance of high quality units and appliances. Both large double bedrooms have en-suite facilities with contemporary fittings. There is also a separate two piece cloakroom. The apartment enjoys double glazed sash windows which boast spectacular views over the estate. It is warmed by underfloor heating. There is a basement area with lockable storage. There is a double garage and additional parking. There are communal gardens and BBQ areas. In our opinion this is an outstanding 'show home' style property in the most enviable and convenient locations and viewing is a must to fully appreciate.



Woodfold Park, Mellor, Blackburn

ACCOMMODATION

HALL

Hot water cylinder/storage cupboard

OPEN-PLAN LOUNGE & FULLY FITTED KITCHEN

32' 5" x 21' 5" (9.88m x 6.53m) Five double glazed sash windows, full range of wall and floor units including drawers, Miele units, built in double oven, hob, extractor, Nespresso coffee machine, fridge, freezer, dishwasher, washing machine, granite worktops with inlaid bowl and 1/2 sink unit, tiled floor, island peninsular with circular dining breakfast area

2 PIECE CLOACKROOM

Wash basin, WC, spotlighting, tiled floor

MASTER BEDROOM

19' x 15' 3" (5.79m x 4.65m) Three double glazed sash windows, wall lighting and spotlights

EN-SUITE

10' 1" x 8' (3.07m x 2.44m) Panelled bath with shower and screen, wash basin, WC, tiled floor and walls, radiator, heated mirror

SECOND BEDROOM

18' x 12' 6" (5.49m x 3.81m) 2 double glazed sash windows, spotlighting, spectacular views

EN-SUITE

8' 8" x 5' 10" (2.64m x 1.78m) High spec large walk in shower, wash basin, WC, large heated mirror, tiled walls and floor, radiator

BASEMENT

OUTSIDE

Double garage with up and over door, communal garden, allocated parking space

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Unknown
Ground Rent	
Council Tax Band	Band G
Local Authority	
EPC Rating	70C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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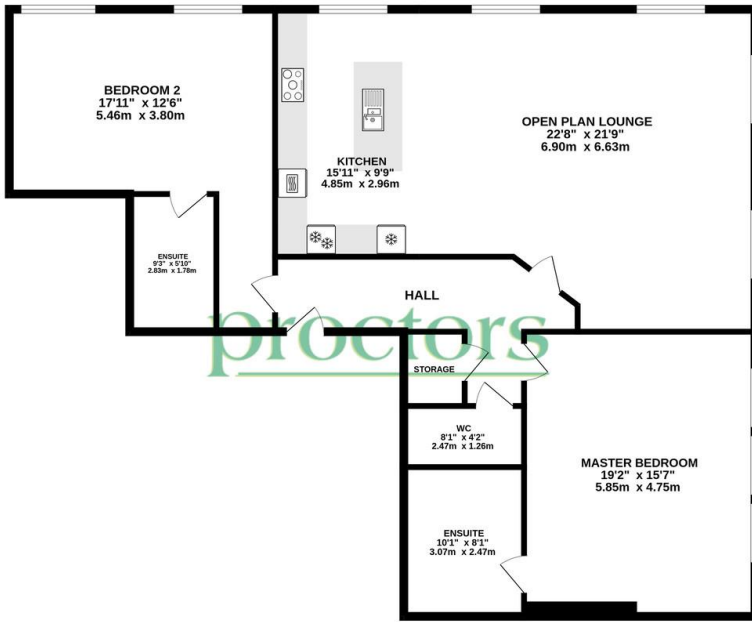
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GROUND FLOOR
1467 sq.ft. (136.3 sq.m.) approx.



5 WOODFOLD HALL - MARKETED BY PROCTORS ESTATE AGENTS
TOTAL FLOOR AREA: 1467 sq ft. (136.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		