



Middle Birley Fold Saccary Lane, Mellor

£500,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



PRESTIGE PROPERTY FOUR BEDROOM DETACHED STONE BUILT HOME WITH STUNNING VIEWS IN THE RIBBLE VALLEY Middle Birley Fold commands an enviable position located off a private lane surrounded by breathtaking countryside views. The property sits on half an acre of land with potential to rent a further two acres of land from the neighbor. Running alongside the field and house is a track that is also included in the sale, along with the two wood sheds. This track gives additional access to the field via a large gate. The field has a hard standing adjacent to the workshop large enough for an additional 2 vehicles. Upon entering the property, you are greeted by the hallway which flows beautifully through to the lounge with large windows allowing plenty of natural light to flood the room and an open fire, perfect for cosy nights in. Off the lounge is a further reception area which is currently being used as a study but offers a versatile space which could be used as a playroom or snug. The county style kitchen boasts ample storage in the form of base and eye level units, in a cream colour palette with contrasting work surfaces, tiled flooring and space for appliances. Opening up into the dining room which has gorgeous oak flooring and the wood burning stove is the focal point of the room offering a real farmhouse feel to the space. Completing the ground floor is the all-important cloakroom with lovely decor. On the first floor leading, off the landing with access to the loft, are four excellent sized double bedrooms, the master bedroom has the added benefit of fitted wardrobes. The generous master bedroom also has an en-suite bathroom comprising of a two piece in white with shower enclosure. The final addition to the first floor is the master bathroom which comprises of a free-standing roll top bath, shower enclosure, basin and wc in white. The property is warmed through oil fired central heating and is fully double glazed throughout. Mellor is a highly desirable location due to the excellent array of amenities and schools nearby, as well as beautiful walking routes. Set within a small cluster of properties and on a large plot, this character property has been well maintained by its current owners, with a 1/3 acre field with out buildings, and separate lawn and patio areas offering plentiful outdoor space. The track is also a great addition to any perspective buyer. To the front, there is an extensive driveway which provides ample parking. This unique property would make a outstanding family home and must be viewed to be fully appreciated.



Hallway

Carpet flooring, wooden front door, stairs to first floor, panel radiator.

Lounge

16' 04" x 14' 09" (4.98m x 4.50m) Open fire (working) in stone hearth, ceiling beams, built in storage cupboard, carpet flooring, uPVC double glazed windows x2, panel radiator, TV point.

Study

16' 10" x 11' 06" (5.13m x 3.51m) Carpet flooring, uPVC double glazed windows x2, ceiling beams, panel radiator.

Kitchen

14' 08" x 9' 00" (4.47m x 2.74m) Range of fitted wall and base units and contrasting work surfaces, 1 1/2 sink and drainer, integral extractor fan, space for electric oven, dishwasher, fridge-freezer and tumble dryer, tiled flooring, tiled splashbacks, uPVC double glazed window and door.

Dining Room

15' 04" x 12' 07" (4.67m x 3.84m) Oak flooring, uPVC double glazed windows x2, wood burning stove with oak beam and stone hearth, panel radiator, TV point.

WC

Two-piece suite in white with vanity housing sink, uPVC double glazed frosted window, lino flooring, panel radiator.

Landing

Carpet flooring, spindle balustrades uPVC double glazed window, storage cupboards x2, loft access x3 (one with ladder).

Master Bedroom

15' 11" x 11' 09" (4.85m x 3.58m) Carpet flooring, built in wardrobes, uPVC double glazed windows x2, panel radiator.

En-Suite

6' 08" x 6' 03" (2.03m x 1.91m) Two-piece suite in white with mains fed shower and shower enclosure, lino tiled flooring, uPVC double glazed frosted window, panel radiator, tiled splashbacks

Bedroom Two

9' 04" x 8' 01" (2.84m x 2.46m) Carpet flooring, uPVC double glazed windows x2, panel radiator.

Bedroom Three

12' 00" x 10' 06" (3.66m x 3.20m) Carpet flooring, uPVC double glazed window, ceiling beams, panel radiator.

Bedroom Four

15' 10" x 7' 11" (4.83m x 2.41m) Laminate flooring, uPVC double glazed windows x2, loft access, panel radiator.

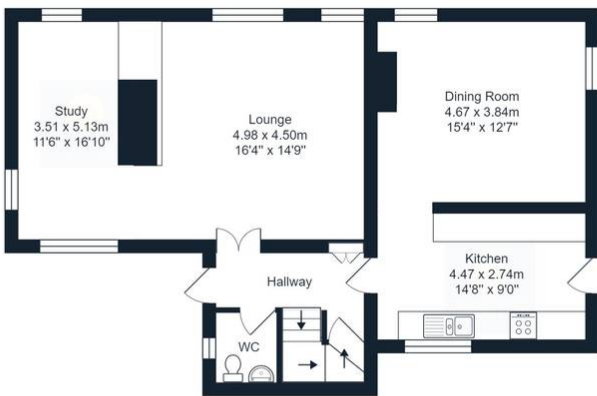
Bathroom

11' 07" x 5' 11" (3.53m x 1.80m) Three-piece suite in white with free standing roll top bath and mixer shower tap over bath, shower enclosure with mains fed pump shower, lino tiled flooring, tiled splashbacks, uPVC double glazed window.

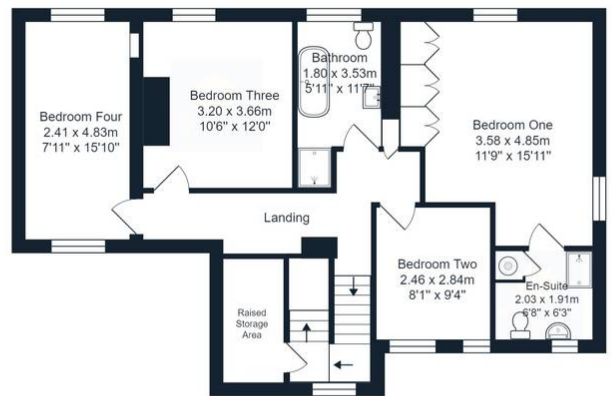




GROUND FLOOR



FIRST FLOOR



Middle Birley Fold, Saccary Lane, Mellor

Total Area: 156.9 m² - 1689 ft²
All measurements are approximate and for display purposes only.



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