



PROCTORS

ESTATE AGENTS

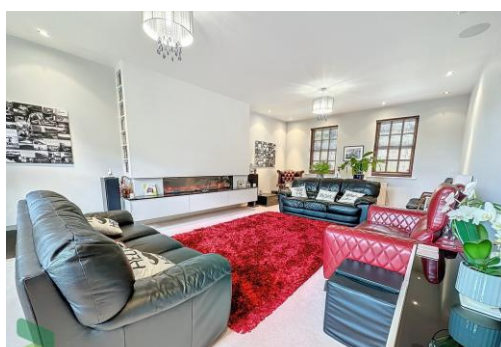
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The Coach House, Woodfold Park, Mellor, BB2 7QA

£525,000

A most impressive property in a stunning and select location, approached by a sweeping driveway through the secure gated Woodfold Park estate, taking in views over the historical picturesque rolling parkland of some 190 acres. The location affords the ultimate in "peace and quiet" while enjoying the convenience of access to all surrounding towns and cities, such as Preston and Blackburn, along with access to the M6/M61/M65/M66 motorway networks and a gateway to the Ribble Valley. As well as a desirable home, this property also offers a conducive and tranquil setting for home-working. The historic estate dates from the late 18th Century and was restored to its former glory approximately 20 years ago.



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The house enjoys an air of spaciousness with high ceilings, and affords stylish contemporary accommodation throughout. A generous hallway with cloakroom, leads to a large, attractive lounge with 4 windows and a feature floating fireplace. The open plan dining room opens to a fully fitted and equipped kitchen, which also enjoys a separate utility room. There are 3 generously sized double bedrooms and a family bathroom. The master suite comes with a walk-in wardrobe and an en-suite shower room. It is tastefully decorated throughout, has gas central heating and double glazing.

Externally, well planned and landscaped gardens wrap around the property to all sides, providing several sitting areas, overlooking the park and woods, lawned areas and flower beds. The property enjoys two adjacent parking spaces with private charging point in addition to a double garage with electric up and over door.

In our opinion this is an outstanding property enjoying an enviable location and should be viewed to fully appreciate both the house's qualities and features and its spectacular setting.

ACCOMMODATION

ENTRANCE HALL

Radiator, cupboard downstairs, spotlighting

TWO PIECE CLOAKROOM

Wash basin, WC, radiator

LOUNGE

24' 5" x 14' 9" Feature electric fire, 2 radiators, 4 square paned windows, spotlighting, home cinema setup with ceiling mounted speakers

OPEN PLAN FULLY FITTED BREAKFAST KITCHEN

14' 8" x 14' 1" Fitted base units, dishwasher, fridge, freezer, built-in oven & built-in combi oven, hob, extractor, spotlighting, stainless steel single drainer sink unit, 3 square paned windows, tiled flooring, radiator

DINING ROOM

14' 8" x 9' 10" Radiator, 2 square paned windows, tiled flooring

SEPARATE UTILITY ROOM

9' 4" x 6' 8" Stainless steel single drainer sink unit, plumbed for washer, gas fired central heating boiler unit in cupboard, radiator, storage cupboard, spotlighting

STAIRS TO FIRST FLOOR LANDING

Radiator, storage cupboard, loft access (boarded), arched window



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Leasehold

Band G
Ribble Valley Borough Council
54

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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BEDROOM ONE

16' 1" x 14' 10" Radiator, 3 square paned windows, walk in wardrobe, spotlighting

ENSUITE SHOWER ROOM

7' 11" x 6' 0" Walk in shower, wash basin, WC, tiled walls and flooring, chrome radiator, spotlighting, underfloor heating, arched window

BEDROOM TWO

14' 5" x 14' 4" Radiator, 2 square paned windows, engineered oak flooring, access to bathroom

BEDROOM THREE

14' 5" x 9' 9" Radiator, 2 square paned windows

BATHROOM

11' 3" x 6' 8" Panelled bath with shower and screen, wash basin, WC, chrome radiator, storage cupboard, spotlighting, illuminated mirrored cabinet, arched window

OUTSIDE

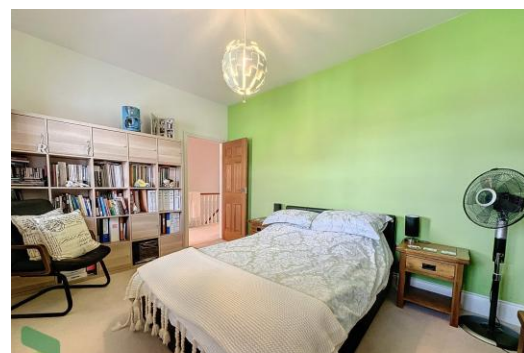
Landscaped gardens, sitting area, lawned areas, flower beds, 2 parking spaces with private charging point, double garage

GARAGE

20' 4" x 20' 0" Electric up and over door

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.



Proctors Darwen

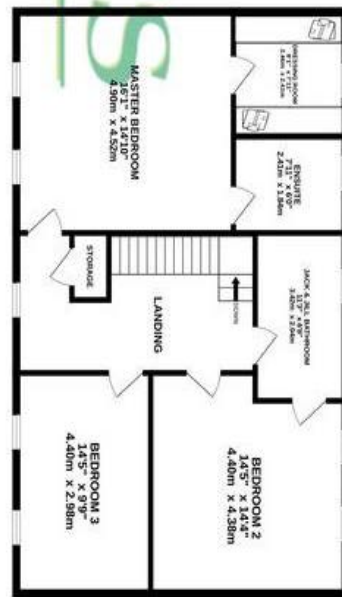
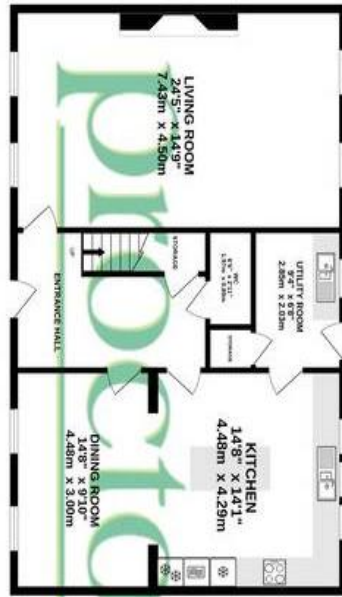
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1 COACH HOUSE - MARKETED BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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 of a professional surveyor should be obtained before any offer is made as to the actual condition of the property. Proctors Estate Agents Ltd. can be contacted on 01254 705521. Made with Metropix ©2024

GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	54 E	
21-38	F		