

NEW



Saccary Lane, Mellor Offers over £600,000

- Detached House
- Driveway & Double Garage
- Fitted Kitchen
- Sun Room
- Three Bedrooms
- En-Suite To Master
- Family Bathroom
- Rear Garden

4 Wellgate, Clitheroe, Lancashire, BB7 2DP T: 01200 422824

INTRODUCTION

AN EXQUISITE, THREE POTENTIAL FOUR BEDROOMED BARN CONVERSION IN THE MOST POPULAR AREA OF MELLOR!

The Old Coach House, is an immaculately presented, three bedroomed detached barn conversion, situated in the rural heart of Mellor. Boasting beautifully restored features, including a reclaimed brick inglenook fireplace, exposed beams and stone window sills, the property oozes character and is the perfect home for a down sizing couple looking for a peaceful retreat or a family. Boasting enviable gardens of approximately an acre, the property also includes a detached double garage and parking for up to four vehicles. Having been finished to an impeccable standard and benefiting from a mixture of contemporary and traditional fixtures, this beautiful home comprises briefly;

A welcoming entrance porch guides you to a hallway via a wooden leaded door. The hallway houses an oak carved staircase to the first floor and has doors leading to a formal lounge with door to study, master bedroom, cloakroom and a cosy, yet spacious family room. The master bedroom features a dressing area which leads to an en suite shower room. The family room boasts a double height ceiling and allows open access to a stunning, hand painted kitchen and a sun room. The kitchen in turn leads to a breakfast dining area and a utility room. To the first floor, you will find a sizeable landing hallway- perfect as an additional home office, which allows access to two further double bedrooms and a three piece bathroom suite.

Externally, this outstanding home benefits from laid to lawn wrap around gardens, with mature trees. There is an Indian stone flagged patio area- perfect for al fresco dining and a gravelled driveway at the forefront of a double detached garage. The garage has remote operated entry. Viewings can be arranged by calling our Clitheroe office today!

Ground floor

Entrance

Heavy wood leaded entrance door to porch.

Porch

Two feature wall lights, stone flagged floor, heavy wood leaded door to hall.

Hall

18'10 x 7'02 (5.74m x 2.18m)

Central heating radiator, smoke alarm, three feature wall lights, Amtico wood effect flooring, stairs to first floor, rustic wood panel doors to reception rooms one and two, bedroom one and WC.

Reception room one

19'05 x 13'08 (5.92m x 4.17m)

Two UPVC double glazed windows, wooden leaded double glazed french door to rear, two central heating radiators, exposed beams, oil fired stove, television point, door to office.

Office

8'08 x 8'02 (2.64m x 2.49m)

UPVC double glazed window, central heating radiator, spotlights.

Cloakroom with WC

8'04 x 4'10 (2.54m x 1.47m)

Sanitan wall system WC, pedestal wash basin, part tiled elevations, spotlights, extractor fan, Amtico wood effect floor.

Bedroom one

14'10 x 13'10 (4.52m x 4.22m)

Wooden double glazed window, central heating radiator, spotlights, fitted wardrobes, open to dressing room.

Dressing room

7'03 x 6'04 (2.21m x 1.93m)

Wooden double glazed window, fitted wardrobes, spotlights, door to en-suite.

En-suite

7'09 x 6'08 (2.36m x 2.03m)

Wooden frosted double glazed window, central heating radiator, three piece Venon Turbury bathroom suite comprising of a low base WC, pedestal wash basin, corner shower enclosure with direct feed shower head, spotlights, part tiled elevations, extractor fan, Amtico flooring.

Reception room two

20'07 x 13'09 (6.27m x 4.19m)

Two wooden double glazed windows, two central heating radiators, double height ceiling with exposed beams, four feature wall lights, clear view stove, television point, open to kitchen, wooden door to sun room.

Kitchen

17'02 x 8'03 (5.23m x 2.51m)

Two wooden double glazed windows, range of hand painted wall and base units, granite surfaces, falcon stove cooker with five ring gas hob, extractor fan, moulded stainless steel double bowl Franke sink, surface drainer and high spout mixer taps, under unit lighting, display cabinet, Amtico flooring, open to breakfast room.

Breakfast room

7'09 x 6'11 (2.36m x 2.11m)

Central heating radiator, spotlights, wall units, Amtico flooring, door to utility.

Utility

8'07 x 8'01 (2.62m x 2.46m)

Heavy wood double glazed rear entrance door, wall and base units with wood effect surfaces, stainless steel sink and drainer, space for fridge freezer, combi boiler, plumbing for washing machine, space for dryer, Amtico flooring.

Sun room

14'01 x 10'08 (4.29m x 3.25m)

Fully wood double glazed, two central heating radiators, exposed beams, Karndeian flooring, wooden double glazed door to rear.

First floor

Landing

11'03 x 9'04 (3.43m x 2.84m)

Velux window, central heating radiator, rustic wood panel doors to two bedrooms and bathroom.

Bedroom two

18'03 x 13'04 (5.56m x 4.06m)

UPVC double glazed window, Velux window, central heating radiator, access to eaves storage.

Bedroom three

17'10 x 11'02 (5.44m x 3.40m)

Wooden double glazed window, Velux window, central heating radiator, access to eave storage.

Bathroom

8'00 x 6'04 (2.44m x 1.93m)

Velux window, central heating radiator, heated towel rail, three piece suite comprising of a panel bath with electric feed shower, low base WC, pedestal wash basin, linen cupboard, full tiled elevations, feature wall light, Amtico flooring.

Garage

21'06 x 20'02 (6.55m x 6.15m)

Double remote door, light and power.

External

Driveway.

Rear

Enclosed laid to lawn garden with patio area, access to shed.

Agents notes

This property is freehold
Tax band G

