



Trees

21 Mellor Brow | Mellor | BB2 7EX

MSW HEWETSONS



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Guide Price of £850,000

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This stunning seven bedroom Georgian style luxury home is set in generous gardens affording superb views and has been built to the most exacting standards. Beyond the rear of the property spectacular panoramic views can be appreciated across the Ribble Valley. These open aspects are unrivalled and make the location of the property totally unique.

Entrance Lobby

Double-glazed windows towards the front aspect and solid oak double doors providing access to the front of the property, designer tiled flooring and decorative coving to ceiling, inset low-voltage spotighting, glazed door providing access to:

Entrance Hall

Imposing reception hall with solid oak spindled staircase providing access to the first floor accommodation, with galleried view over, decorative coving to ceiling inset low-voltage spotighting. Solid oak double doors providing access to the dining kitchen, further solid oak doors providing access to the formal dining room and study and solid oak double doors providing access to:

Lounge

Superb, light, airy and spacious lounge room with sash style windows towards the rear and side aspects, affording panoramic views across local countryside with additional sash style windows towards the front aspect, providing outlook across the front garden. Custom built fireplace and new 'Morso' fire installed with chimney breast built from scratch on right hand side, wall light points connected, decorative coving and two

decorative ceiling roses.

Formal Dining Room

Two sash style windows towards the front aspect offering views across the front garden, wall light points connected, decorative coving and decorative ceiling rose, glazed bi-fold solid oak doors providing access to the dining kitchen.

Office

Sash window towards the rear aspect providing outlook across the rear garden, and with panoramic views across local countryside, fitted desk unit, decorative coving to ceiling and inset low-voltage spotighting.

Kitchen/Breakfast Room

Simply breathtaking bespoke, designer kitchen comprising of a wide variety of cupboards, drawers and granite work surfaces, incorporating a 1 ½ bowl, integrated drainer sink unit with stainless steel mixer tap over and additional stainless steel instant water boiler. Wide variety of integrated 'Neff' appliances including a four-ring halogen style electric hob, stainless steel electric double oven and grill, concealed double fridge and freezer and integrated dish washer, additional fitted wine cooler and stainless steel and

glass extractor hood and light. Fitted breakfast bar and matching stools, feature tiled flooring and granite splash backs, two sash style windows towards the side aspect, decorative coving to ceiling, inset low-voltage spotighting, door providing access to the utility room and open plan to:

Sun Lounge

Spectacular orangery with a wide variety of floor to ceiling sash style windows towards both side and rear aspects, affording panoramic views across local countryside, additional French doors giving outlook and access to the rear garden. Fireplace with 'STUV 30' fire installed and chimney stack built up to improve pull on fire. Designer tiled flooring and feature vaulted ceiling.

Utility Room

Spacious utility room fitted with wall and base units and fitted work surfaces, incorporating a double bowl, sink unit with designer chrome mixer tap over, plumbed for automatic washing machine and vented for a dryer, spaces for appliances. Sash style window towards the front aspect affording views across the front garden, designer tiled flooring, loft access and inset low-voltage spotighting to ceiling. Solid oak door providing access to the rear of the property,

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doorway providing access to the inner lobby and solid oak door providing access to:

Cloakroom WC

Two-piece suite comprising of a designer style pedestal wash hand basin with storage under and a dual-flush low-level WC. Designer tiled flooring inset low-voltage spotlighting, extractor fan connected.

First Floor Landing

Attractive arched sash style window providing outlook towards the front of the property and affording views across the front garden. Solid oak spindled balustrades with galleried view over the reception hall and an additional solid oak spindled staircase providing access to the second floor accommodation, decorative coving to ceiling and inset low-voltage spotlighting. Solid oak doors providing access to four of the bedrooms and the principle bathroom/WC.

Master Bedroom

Sash style picture windows towards the side aspect and two sash style windows providing outlook towards the rear aspect and providing panoramic views across local countryside, decorative coving to ceiling, doorway providing access to:

Master Dressing Room

Extensive range of floor to ceiling hanging and shelving, decorative coving, solid oak door providing access to:

Master En-Suite Shower Room

Three-piece suite comprising double sized shower cubicle with power shower over and glazed shower screen, wash hand basin and dual-flush low-level WC with concealed system. Extractor fan connected and double electric shaver point connected, designer upright chrome heated towel rail, feature tiled flooring and contrasting feature tiled splash backs. Fitted solid oak shelving to one elevation and inset low-voltage spotlighting to the ceiling.

Guest Bedroom

Sash style windows towards the rear and side aspects, providing panoramic views across local countryside, decorative coving to ceiling, doorway providing access to:

Guest Dressing Room

Extensive range of fitted floor to ceiling hanging and shelving to one elevation,

decorative coving to ceiling and solid oak door providing access to:

Guest En-Suite Shower Room

Three-piece suite comprising double sized shower cubicle with power shower over, wash hand basin and dual-flush low-level WC. Obscure sash style window towards the side aspect, designer chrome upright heated towel rail, feature tiled flooring and contrasting feature tiled elevations, extractor fan connected, inset low-voltage spotlighting.

Bedroom

Two sash style windows towards the front aspect and offering views across the front garden, fitted wardrobes with hanging and shelving, decorative coving to ceiling.

Bedroom

Two sash style windows towards the front aspect, offering views across the front garden, fitted wardrobes with hanging and shelving, decorative coving to ceiling.

Principle Bathroom

Luxury four-piece suite comprising of double sized shower cubicle with power shower over and glazed, curved shower screen, freestanding bath with mixer tap and shower attachment over, designer pedestal wash hand basin and dual-flush low-level WC. Obscure window towards the rear aspect and designer chrome upright heated towel rail, feature tiled flooring and contrasting feature tiled elevations, inset low-voltage spotlighting extractor fan connected.

Second Floor Landing

Solid oak spindled balustrade and inset low-voltage spotlighting to ceiling, solid oak doors providing access to a further two bedrooms.

Bedroom

Walk-in bay window with sash style window towards the front aspect and additional walk-in bay window with sash style window towards the rear aspect, offering panoramic views across local countryside. Two generous walk-in storage cupboards providing useful storage space, inset low-voltage spotlighting to ceiling, solid oak door providing access to:

Jack and Jill En-Suite

Three-piece suite comprising of a double sized shower cubicle with power shower over and glazed shower screen, wash hand basin and dual-flush low-level WC with concealed

cistern. Two Velux skylights and designer chrome upright heated towel rail, feature tiled flooring and contrasting feature tiled elevations, extractor fan connected and inset low-voltage spotlighting to ceiling, solid oak door providing access to:

Bedroom

Walk-in bay window and sash style window towards the front aspect and additional walk-in bay window with sash style window towards the rear aspect, offering panoramic views across local countryside. Two walk-in storage cupboards providing useful storage space, inset low-voltage spotlighting to ceiling.

Ground Floor Inner Lobby

Solid oak door providing access to the front of the property and additional solid oak door providing access to the garage, designer tiled flooring, inset low-voltage spotlighting, solid oak door providing access to:

Guest Lounge

French doors and additional arched window providing outlook and access to the rear garden and affording panoramic views across local countryside. Feature vaulted ceiling and solid oak spindled staircase providing access to the mezzanine bedroom with additional Velux skylight providing extra light.

Mezzanine Bedroom

Accessed from the ground floor sitting room, having sash style window towards the side aspect offering views across the front garden and additional Velux skylight. Vaulted ceiling with inset low-voltage spotlighting, solid oak spindled balustrades with a galleried view across the ground floor sitting room, open plan to:

Dressing Area

With useful walk-in storage cupboard offering additional storage space, solid oak door providing access to:

En-Suite Shower Room

Three-piece suite comprising double sized shower cubicle with power shower over and glazed shower screen, wash hand basin and dual-flush low-level WC. With concealed system. Extractor fan connected and double electric shaver point connected, designer upright chrome heated towel rail, feature tiled flooring and contrasting feature tiled splash backs. Fitted solid oak shelving to one

elevation and inset low-voltage spotlighting to the ceiling.

External Front Garden

Electronically operated gates provide access to a courtyard, which in turn provides ample off-road parking and in turn provides access to the front door and the double garage. To the front of the property a superb well stocked and maintained garden area can be appreciated, laid mostly to lawn with a variety of mature deciduous trees complimented by shrub and floral displays. The garden is enclosed by a fence with open access to the side garden with an additional cast-iron gate providing pedestrian access. Landscaped front garden including new path to compost heap, completely resurfaced driveway in Indian stone including lighting in borders. New fencing at right hand side of property.

Double Garage

Double garage with electric up Andover door and attractive arches double-glaze sash style window towards the front aspect, power, light and water supply connected. Solid oak door providing access to the inner lobby of the ground floor, providing ample secure off-road parking. Wood storage shed built to side of garage.

Rear And Side Gardens

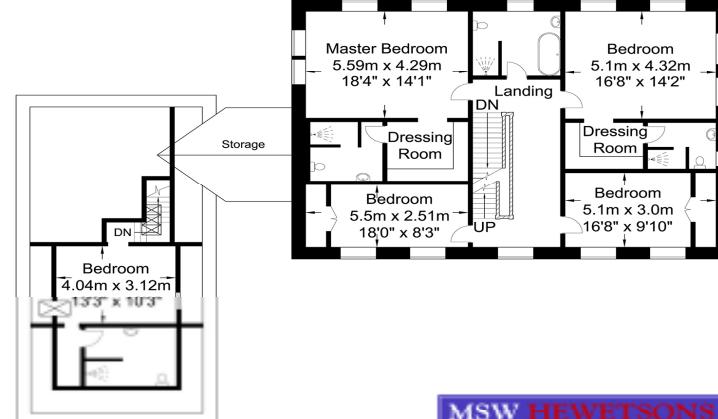
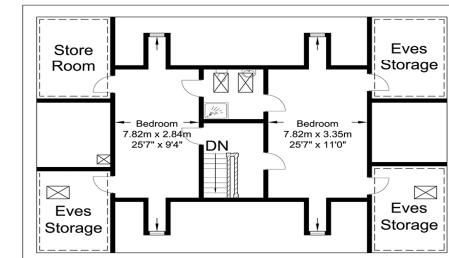
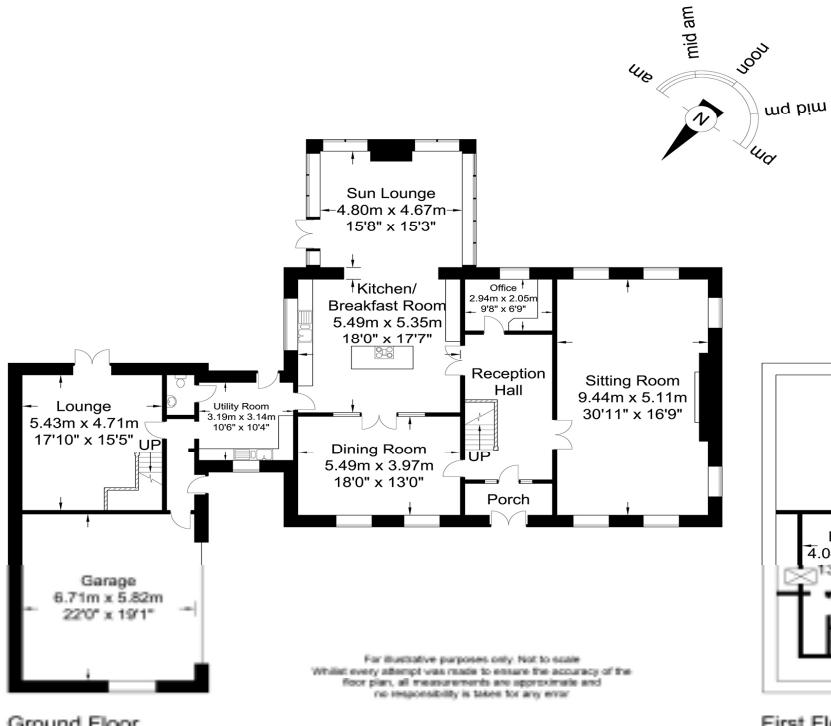
To the side and rear of the property landscaped garden areas can be found comprising of a spectacular stone flagged patio area which opens out to a garden laid mostly to lawn with shrub and floral borders. The rear garden is private and not overlooked with open aspects and green belt land beyond. Further features include an outside water supply, electricity and lighting. Gate to wood shed. Childs play area to rear with 'soft' area.

Council Tax Band 'G'

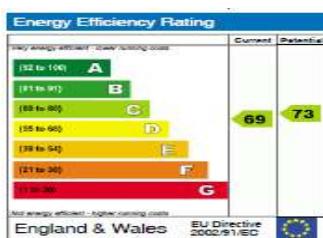
All mains services are installed CCTV system covering all corners of the property (8 cameras). LED lighting throughout. Vaillant warm air re-circulation system and UPVC double glazing.

Trees

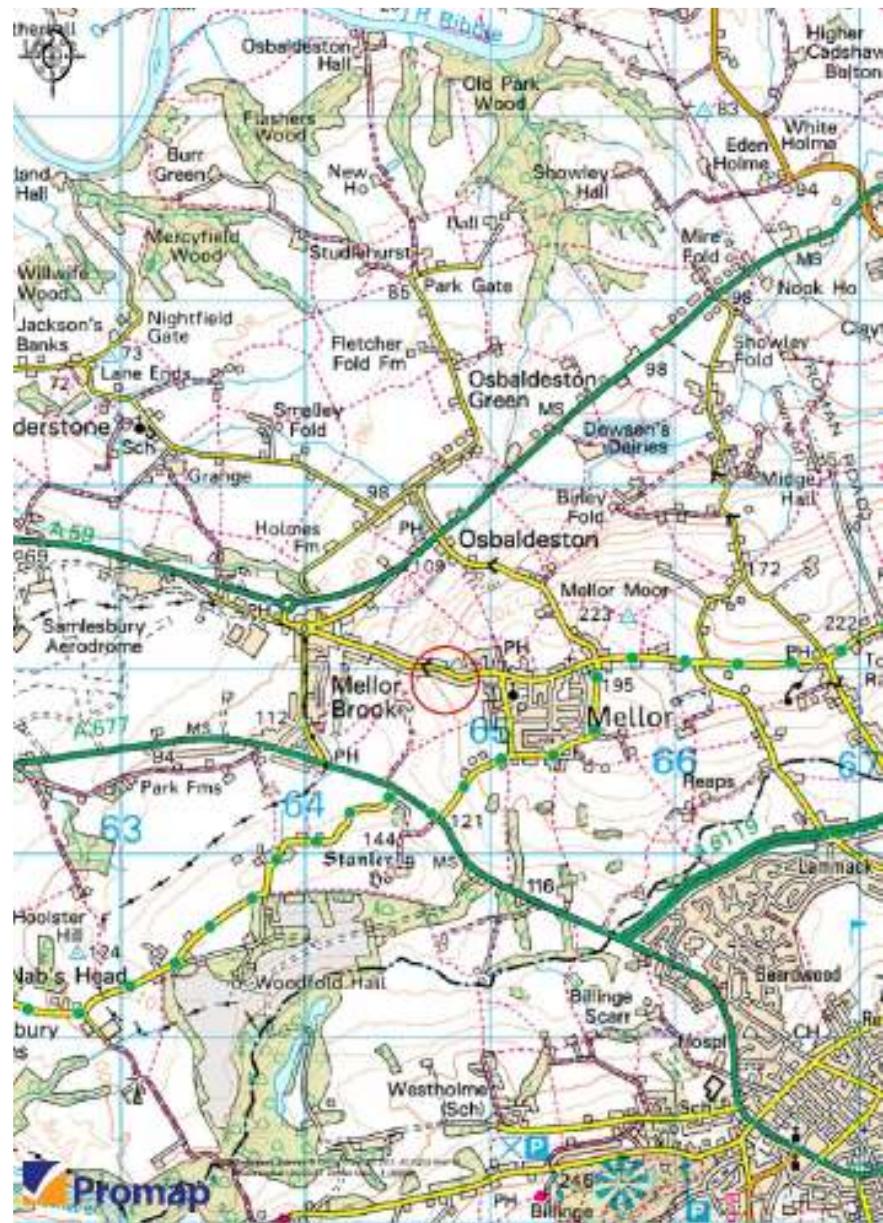
Approximate Gross Internal Area :- 402.95 sq m / 4337.31 sq ft
 Garage :- 39.05 sq m / 420.33 sq ft
 Total :- 442 sq m / 4757.64 sq ft



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For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.



The plans above are not to scale and are provided for information purposes only OS Licence No: 100020449





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