



# Cockerham Hall Farm

Saccary Lane | Mellor | Blackburn | BB1 9DL



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Guide Price of £900,000

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Blackburn | BB1 9DL

A detached stone period house situated in an elevated position with long distance views across the valley to Stonyhurst college. In addition to the main house is a detached garage block with first floor annex with planning permission to extend. The property has been significantly improved with a superb garden room, high quality fixtures and décor throughout. Attractive lawned gardens to front, land extending to approximately 6 acres surrounding the property.

#### Construction

Original Grade II listed stone period house constructed of random sandstone with pitched slate roof supported on timber.

#### Accommodation

Ground Floor

#### Entrance Porch

Stone and timber entrance porch with courtesy light.

#### Reception Hallway

Twin sealed unit double glazed timber windows to front elevation. Solid oak panel entrance doorway. Double and single panel central heating radiator, traditional balustrade leading to first floor accommodation with oak string and handrail. Double glazed oak doors leading to dining area.

#### Cloaks

##### Inner Hallway

Single panel central heating radiator, sealed unit double glazed timber window to front elevation. Cloaks storage cupboard. Boiler- Floor mounted oil boiler supplying central heating and domestic hot water.

#### WC

Bracket wash hand basin with vanity cabinet beneath, low level WC with cupboard, wall mounted radiator towel rail, ceramic tiled walls, low voltage spotlighting to ceiling.

#### Dining Area

Open plan dining area leading to main sitting room. Original stone mullioned window with sealed unit double glazed windows and stone window bottom. Two double panel central heating radiators, original timber beamed ceiling, low voltage spotlighting to ceiling.

#### Sitting Room

Principal reception room with spectacular picture windows to either side of chimney breast offering long distance views to the Ribble Valley, Longridge Fell and Bleasdale and beyond. Traditional stone fireplace with raised stone hearth housing clear view multi fuel stove. Sealed unit large double glazed timber windows to either side of chimney breast, twin Upvc sliding French doors to both east and west elevations gaining access to open patios and dining areas. Double panel central heating radiator, low voltage spotlighting to ceiling.

#### Study

Traditional carved stone 'Inglenook' style fireplace with raised stone hearth and raised plinth clear view multi fuel stove. Twin sealed unit double glazed timber windows to rear elevation, fully fitted range of twin workstations, full wall fitted wardrobes/office storage cabinets, double panel central heating radiator, low voltage spot lighting to ceiling.

#### Garden Room

Leading to the kitchen.

#### Kitchen

Superb range of high quality fitted kitchen furniture including base and wall units with soft closed doors. Complementary granite work surfaces, splash backs and window bottoms, double bowl sink and drainers, stainless steel mixer tap. Ceramic 'Neff' induction hob with 'De Dietrich' extraction panel over, twin 'De Dietrich' double ovens including two ovens and two grill ovens. Built in 'De Dietrich' fridge, built in Bosch dishwasher. Ceramic floor, skirting heating, fitted ceiling spotlighting, twin sealed unit double glazed timber windows with long distance views.

# Particulars of sale

## **Garden Room**

Superb open garden room which is an extension to the principal house with three large sealed unit Upvc double glazed French doors, two to the front elevation and one to the side elevation. Ceramic tiled floor, twin double panel radiators, high level ceiling with low voltage spotlighting.

## **Rear Hallway**

Ceramic tiled flooring, single panel central heating radiator, traditional timbered door with courtesy window, fitted shelving and cloaks hanging.

## **Utility Room**

Range of fitted base units with double sink and double drainer stainless steel sink unit and mixer tap. Sealed unit double glazed timber windows to rear and side elevations, all with stone window bottoms. Ceramic tiled floor, plumbed for automatic washing machine and tumble dryer, high level ceiling with low voltage spotlighting.

## **First Floor**

### **Staircase**

Traditional return timber staircase with oak string and handrail.

## **Landing**

Open landing area with double panel central radiator. Sealed unit double glazed timber windows to rear and side elevations. Low voltage spotlighting to ceiling.

## **Master Bedroom Suite**

Double timber doors leading from landing area.

Inner Landing gaining access to ;

### **En Suite Shower**

Containing full walk in shower area with chrome shower fitment. Bracket wash hand basin with low level WC with courtesy cabinets. Airing cupboard. Large wall mounted radiator towel rail. Ceramic tiled walls, sealed unit double glazed velux sky light, low voltage spotlighting.

## **Dressing Room**

Fully fitted wardrobes, low voltage spotlighting, single panel central heating radiator.

## **Bedroom**

Superb open bedroom with twin sealed unit double glazed timber pitch windows to front, side and rear elevations. Two double panel central heating radiators, high level ceilings with spotlighting, original beamed ceilings, fitted wardrobes.

## **Bedroom Two**

Sealed unit double glazed timber windows to rear and side elevations, full range of fitted wardrobes and cupboards, double panel central heating radiator, low voltage spotlighting to ceiling.

## **Dressing Area**

Sealed unit double glazed timber window to front elevation, double panel central heating radiator.

## **En Suite**

En Suite bathroom containing four piece suite comprising panel bath with hand and wall mounted shower fitment, bracket wash hand basin, low level WC, ceramic tiled walls, wall mounted radiator towel rail.

## **Bedroom Three**

Sealed unit double glazed timber window to side elevation, double panel central heating radiator, low voltage spotlighting to ceiling, fitted wardrobes.

## **En Suite Shower Room**

Containing three piece comprising corner shower cubicle , bracket wash hand basin, low level WC, ceramic tiled walls, radiator towel rail, sealed unit double glazed timber window.

## **Storage**

Useful large open storage room with fitted book shelving and cabinets.

## **External**

## **Garage Block**

Detached garage block constructed of stonework with pitched slate roof supported on timber.

## **Garage**

Double ground floor garage with up and over door. Light, power and water installed. Rear personnel door leading to secured garden storage area. Separate storage area with gardeners toilet.

## **Apartment**

First floor above the garage via a separate access is an apartment.

## **Entrance**

Night storage heater, additional staircase leading to apartment. Sealed unit double glazed timber window to rear elevation.

Entrance Hallway with fitted cupboards

## **Sitting Living Area with adjoining Kitchen**

Sitting room with stone living gas fire, sealed unit double glazed timber window to side elevation, Upvc double glazed patio doors leading to stone flagged patio. Night storage heater.

## **Kitchen Area**

Range of fitted kitchen units including 'De Dietrich' ceramic hob, built in 'Zanussi' oven and grill, built in fridge, single drainer stainless steel sink unit, dishwasher, sealed unit double glazed timber window to rear elevation.

## **Bedroom**

Sealed unit double glazed timber window to front and side elevations, night storage heater, en suite dressing room with fitted shelving.

## **Shower Room**

Containing three piece suite comprising shower cubicle with 'Mira' shower fitment, low level WC, pedestal wash hand basin, ceramic tiled walls, low voltage spotlighting.

## **Entrance**

The property is approached off Saccary Fold with an electrically operated timber five bar gate on to a metalled driveway leading to a cobbled drive and chipping parking area. The driveway leads through the property with a separate rear entrance onto Birley Fold.

## **Gardens**

To the rear of the property beyond the parking area is a banked rockery border with natural rockery waterfall and pond.

The principal gardens lie to the front elevation with two raise stone flagged patios, one accessed from the garden room and sitting room with a separate breakfast patio to the east elevation.

Stone wall surrounding the raised patio, lower lawn area with surrounding hedge and mature Birch, Oak and flowering Cherry trees.

## **Land**

The property owns the adjoining paddocks extending to approximately six acres overall.

## **Services**

Mains electricity, sewerage to private septic tank with curtilage of property, mains water supply (via adjacent farm) Oil fired central heating and hot water.

## **Tenure**

Freehold with the benefit of vacant possession upon legal completion

## **Council Tax**

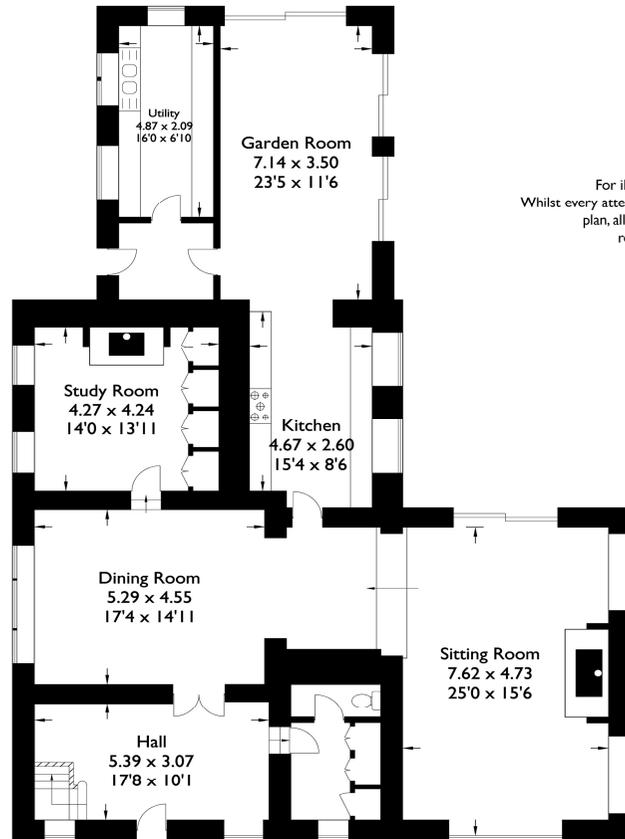
Band H payable to Ribbles Valley Borough Council.

# Cockerham Hall

Approximate Gross Internal Area : 408.58 sq m / 4397.91 sq ft

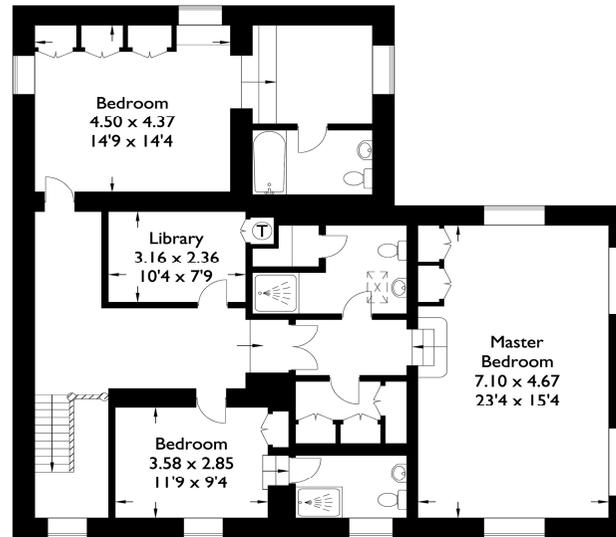
Garage : 52.72 sq m / 567.47 sq ft

Total : 461.29 sq m / 4965.28 sq ft

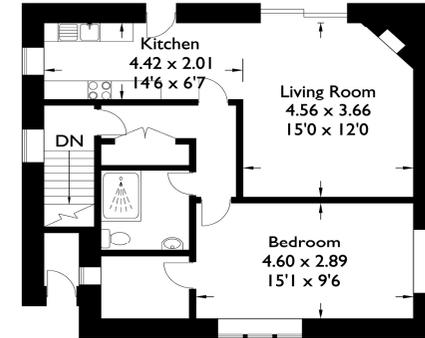
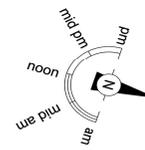


Ground Floor

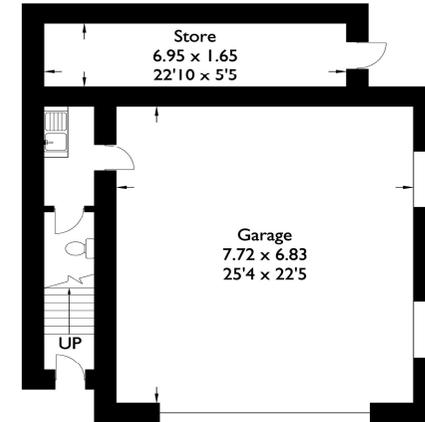
For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor



Garage First Floor



Garage Ground Floor

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