


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>60</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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## Abbott Brow, Mellor, BB2 7HU

### Offers Over £600,000

A SPACIOUS FOUR BEDROOM DETACHED HOME IN A SEMI-RURAL LOCATION

Nestled in the charming semi-rural area of Abbott Brow, Mellor, this substantial four-bedroom detached farmhouse offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,873 square feet, this delightful property is ideal for a growing family seeking both tranquility and accessibility.

Upon entering, you are greeted by three well-proportioned reception rooms, each providing ample space for relaxation and entertaining. The layout is thoughtfully designed to cater to modern family life, ensuring that everyone can enjoy their own space while still coming together in the heart of the home. The main bedroom boasts an ensuite shower room, adding a touch of luxury and privacy, while all four bedrooms are generously sized doubles, perfect for accommodating family members or guests.

The farmhouse is complemented by a detached garage, providing additional storage or parking options. Its location is particularly advantageous, offering easy access to Blackburn for a variety of amenities, as well as convenient links to the M6 motorway network, making commuting a breeze.

This property is not just a house; it is a home that promises a comfortable lifestyle in a picturesque setting. With its spacious interiors and prime location, it is an excellent opportunity for those looking to settle in a peaceful yet accessible area. Do not miss the chance to make this charming farmhouse your own.

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# Abbott Brow, Mellor, BB2 7HU

## Offers Over £600,000

**4****2****3****D**

- Exceptional Detached Farmhouse
  - Abundance of Living Space
  - Ample Off Road Parking and Detached Garage
  - EPC Rating D
- Four Bedrooms
  - Bursting with Character
  - Tenure Freehold
- Two Bathrooms
  - Semi Rural Location
  - Council Tax Band F

### Ground Floor

#### Entrance Hall

12'0 x 10'3 (3.66m x 3.12m )  
UPVC double glazed frosted front door, central heating radiator, cornice coving, two feature wall lights, dado rail, doors leading to three reception rooms, WC and stairs to first floor.

#### WC

4'2 x 2'10 (1.27m x 0.86m)  
Low basin WC, wall mounted wash basin with traditional taps and vinyl flooring.

#### Reception Room Two

12'4 x 12'0 (3.76m x 3.66m)  
UPVC double glazed bay window, central heating radiator, cornice coving, ceiling rose, television point and radiant fire with granite hearth and wooden mantel.

#### Reception Room One

24'11 x 11'11 (7.59m x 3.63m )  
Two UPC double glazed windows, two central heating radiators, cornice coving, ceiling rose, two feature wall lights, television point, radiant fire with granite hearth and wooden mantel, double doors to reception room three and UPVC double glazed sliding door to rear.

#### Reception Room Three

12'5 x 10'4 (3.78m x 3.15m )  
UPVC double glazed window, central heating radiator and door to kitchen.

#### Kitchen

12'8 x 12'2 (3.86m x 3.71m )  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated high rise oven and grill, four ring gas hob and extractor hood, tiled splashback, stainless steel double sink and drainer with mixer tap, space for fridge freezer, partially tiled elevations, coving, vinyl flooring, open access to utility and UPVC double glazed frosted door to rear porch.

#### Utility

6'0 x 4'7 (1.83m x 1.40m )  
UPVC double glazed frosted window, range of panelled wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, wall mounted combi boiler and vinyl flooring.

#### Rear Porch

6'5 x 3'3 (1.96m x 0.99m )  
Hardwood single glazed window, tiled flooring and hardwood single glazed door to front and rear.

### First Floor

#### Landing

UPVC double glazed frosted window, central heating radiator, two ceiling roses, cornice coving, smoke detector, dado rail, doors leading to four bedrooms, family bathroom and store.

#### Bedroom One

12'4 x 11'3 (3.76m x 3.43m )  
UPVC double glazed window, central heating radiator, coving, dado rail and door to en suite.

#### En Suite

9'0 x 3'6 (2.74m x 1.07m)  
UPVC double glazed frosted, central heating radiator, low basin WC, pedestal wash basin with traditional taps, electric feed shower, coving, partially tiled elevations, extractor fan and vinyl flooring.

#### Bedroom Two

12'8 x 11'10 (3.86m x 3.61m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Three

12'4 x 9'3 (3.76m x 2.82m)  
UPVC double glazed window, central heating radiator and coving.

#### Bedroom Four

11'11 x 9'8 (3.63m x 2.95m)  
UPVC double glazed window, central heating radiator, coving and loft access.

#### Bathroom

10'3 x 6'11 (3.12m x 2.11m)  
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps, corner direct feed shower, coving, extractor fan, tiled elevations and vinyl flooring.

#### External

#### Rear

Cobbled driveway and bedding areas.

#### Front

Laid to lawn garden, bedding areas and access to detached garage.

