



16 Corn Mill Mews,
Whalley

Chain Free £275,000

This luxurious first floor apartment is the largest of three distinctive and desirable dwellings created out of the former Abbey Corn Mill, a listed building within Whalley's historic conservation area. Expertly converted by Crosby Homes in 2003, this is the only time it has been openly marketed and we anticipate strong interest. Centrally located in a beautiful leafy backwater off King Street, it will undoubtedly appeal to many potential purchasers. Deceptively spacious it comprises hall, lounge, dining room, kitchen diner, two double bedrooms, two bathrooms, a small basement storage cupboard and designated parking for two cars in tandem. (1,150 sq ft/106.8 sq m approx/EPC: D).

There is nothing like it in Whalley!



16 Corn Mill Mews, Whalley

Directions

Approaching Whalley from the direction of Clitheroe, continue along King Street (the main shopping street) and proceed over the mini roundabout passing the doctors surgery on the left. Directly after passing the Toby Jug café turn right into Abbey Mews. The three Corn Mill Mews apartments are located in the end building along Abbey Mews and the designated parking for Apartment 16 is situated round the corner, before you reach the new build part of the development.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from an Ideal central heating boiler. There is a Heatrae Sadia Megaflo unvented hot water cylinder. Council tax is payable to RVBC Band C. The tenure is Leasehold - 999 years from 1st January 2002. Ground rent £200 per annum.

Additional Information

The property has an alarm system, painted wood double glazed windows, door intercom entry phone, halogen down-lighting, Karndean flooring in the kitchen and bathrooms, brushed stainless steel and chromed light switch and plug socket covers, a Stannah stairlift if required. The scheme is managed by Abbey Corn Mill (Whalley) Management Limited and a service charge of £232.41 per month is payable to Premier Estates Limited, this includes building insurance.

Location

Beautifully located within Whalley's conservation area and next to the wooded grounds of the Abbey; the setting is idyllic.

Accommodation

A return staircase from the entrance foyer is shared by just two other apartments; a Stannah stairlift is available should a purchaser require it. Accessed from another external door on the ground floor there is a small storage cupboard. This spacious and luxurious first floor apartment was created from the former Abbey Corn Mill, a historic building of architectural significance, the water wheel and mill race located adjacent and below.

The private entrance door reveals a substantial hall which allows access to every room. There is an airing cupboard in which is located the unvented hot water cylinder. The apartment has two reception rooms, both with views of the leafy grounds of the Abbey. There is a spacious lounge and an ample dining room which has windows on two elevations plus French windows with a Juliet balcony. This same French window feature is to be found in the kitchen diner; a table fitting nicely in the recess. There are fitted base and wall units with gloss finish cupboard fronts and laminate roll-top counters. A sink unit with mixer tap and splashback tiling. The Neff appliances comprise an electric oven and grill, ceramic hob beneath an extractor hood plus integrated dishwasher, washing machine and dryer and a free-standing fridge/freezer.

The master bedroom has built-in furniture and a four-piece en-suite comprising a panelled bath, shower enclosure with an Aqualisa thermostatic shower, pedestal washbasin and low suite wc. The walls are tiled. Bedroom 2 is another generous double with built-in furniture and next to it is the three-piece house bathroom; comprising a cubicle with an Aqualisa thermostatic shower, low suite wc and pedestal washbasin. Walls are tiled.

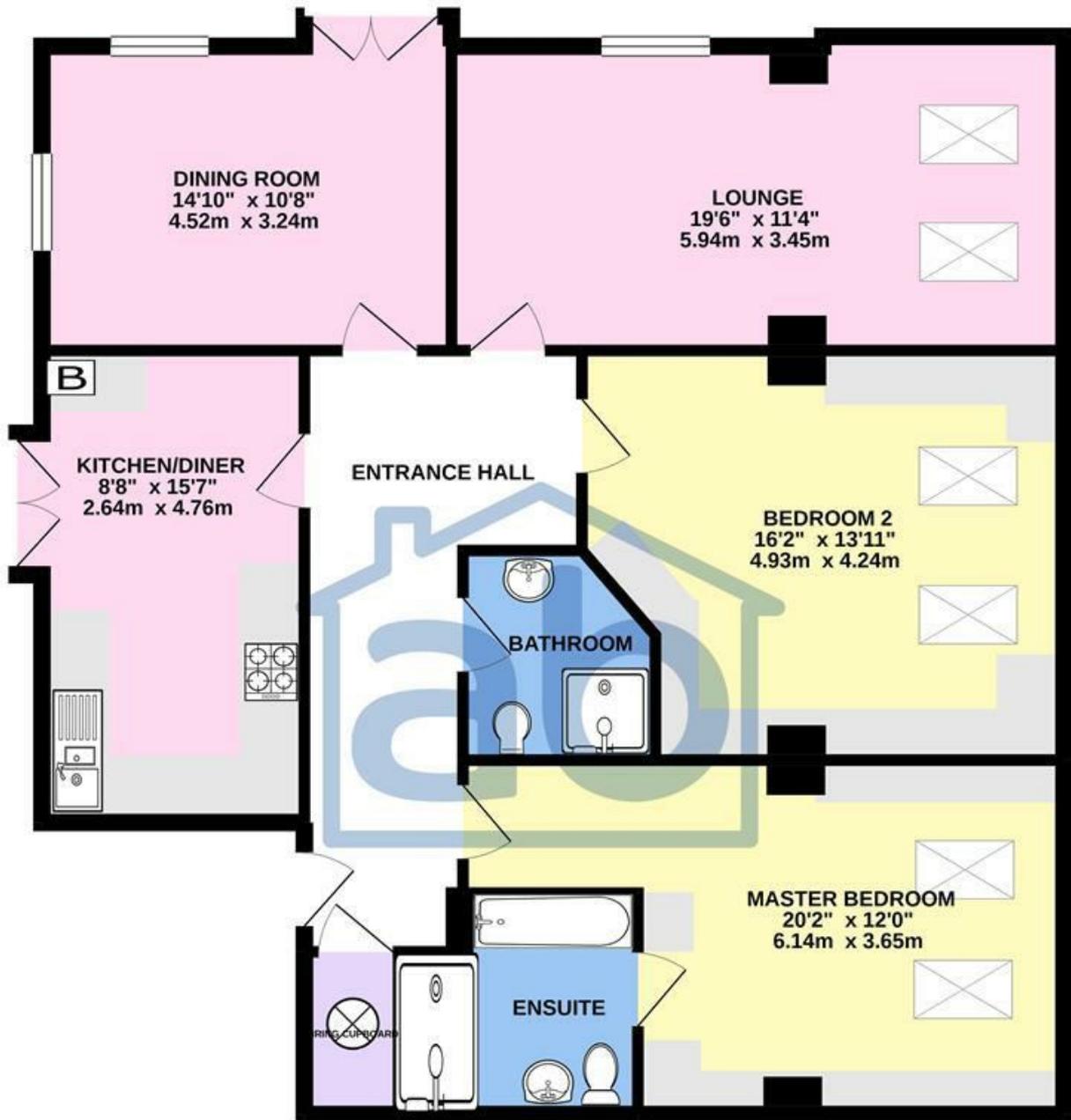
Outside

A pleasant communal courtyard with residents parking. Number 16 has designated parking for two cars in tandem.

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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