





Melling Manor

10 Gillison Close, Melling, LA6 2RD

Melling Manor offers some of the very best examples of why the Georgian era is known as the golden age of house building. The beautifully proportioned room sizes, large multipaned windows, delicate decorative cornices and ceiling roses, high skirting boards and attractive fireplaces are some of the features that have been meticulously restored, meaning this traditional canvas now paints a contemporary picture for the modern family.

The accommodation is first class with six well balanced bedrooms, four bathrooms and three large reception rooms, each light, bright, airy and beautifully presented. Complementing the interior is a sweeping double entrance gravel driveway providing ample easy parking and large garden space to the front and rear.

Quick Overview

- Magnificent Grade II Listed Manor House
- Six Bedrooms & Four Bathrooms
- Kitchen/Dining Room & Three Reception Rooms
- Generous Living Spaces
- Tastefully Modernised to a High Standard
- Contemporary Features Throughout
- Gardens to the Front & Rear
- Off Road Parking
- Close Access to Transport Links & Local Amenities
- Ultrafast 1000 MBPS Available



Location

The idyllic village of Melling has a thriving community centered around the Village Hall which has a busy diary of events throughout the year including live music as well as regular pub and cinema nights. Within the village is a primary school and vehicular repair garage as well as St Wilfred's church. The neighbouring village of Wennington (1.6 miles away) has a station on the Morecambe/Lancaster and Leeds line. Nearby Hornby (1.9 miles distant) offers a shop/newsagent, swimming pool, post office with tearoom, antiques shop and a busy pub. Hornby also has a primary school, day nursery, two churches and a doctor's surgery.

For further amenities, the nearby market town of Kirkby Lonsdale offers plenty of restaurants, pubs and grocery stores or slightly further afield, the historic city of Lancaster along with its array of amenities and mainline railway station lies within 12 miles. Melling is well connected with the M6 motorway less than 10 miles away and local buses running up and down the Lune Valley.





Welcome

Welcome to Melling Manor, where contemporary design and traditional features blend effortlessly to create a wonderful family home, lovingly maintained to a high standard by the current owners.

The magical feel of this home is embraced the moment you step through the door; you are immediately drawn to the high ceiling, bordered with traditional coving and the crystal globe chandeliers. The original oak floor leads the way to two reception rooms and the dining kitchen. This generous entrance hall provides ample space for seating and storage cabinets, and the large cupboard under the stairs provides hidden storage for coats and shoes. The main staircase runs off the main hall to provide access to the first floor.

Wine & Dine

The kitchen-diner provides a welcoming social space, with two large sash windows overlooking the rear garden and ample space for a large dining table with feature gas fireplace enhancing the cosy feel. A large island unit offers additional work top space and seating for four people along with additional storage and integrated wine cooler. Integrated appliances include a Bosch oven and grill, microwave, five ring gas hob with extractor over, LG fridge/freezer, and dishwasher as well as wall and base units, glass cabinetry, Corian work tops and an integrated sink with drainer.

Specifications

Kitchen

23' 6" x 11' 10" (7.16m x 3.61m)

Dining Room

22' 8" x 12' 0" (6.91m x 3.66m)

Heading back across the main hallway, you enter the generous formal dining room, great for hosting those special occasions with family and friends. A large sash window and French doors overlook the garden to the front.





Spacious Living

Specifications

Sitting Room
30' 0" x 21' 0" (9.14m x 6.4m)

Living Room
14' 8" x 13' 3" (4.47m x 4.04m)

Utility
9' 7" x 9' 3" (2.92m x 2.82m)



The rear of the home offers the magnificent ballroom size sitting room, enjoying two large sash windows with shutters and boasting a wealth of traditional features including a ceiling rose, cornicing and picture rail, enhancing the traditional feel to this contemporary home. The multi-fuel stove sets the tone for this generous space, making it easy to imagine a winter's night in by the fire.

Adjoining the sitting room is a snug living room, tastefully decorated in a traditional Georgian Blue, with high ceilings and detailed coving, Georgian Marble fireplace and the large sash window overlooking the garden make this an ideal space to relax, read, listen to music or simply unwind.

An inner hall from the snug living room leads to the utility, well fitted with base units and Corian work top, stainless steel sink, marble tiled floor and a heated ladder towel radiator with space for a washing machine and dryer. A handy cupboard houses the boiler. Adjacent to the utility is the downstairs W.C., with vanity sink unit, heated ladder towel radiator and complementary tiles.



Six Double Bedrooms

The attractive staircase guides you to the first floor landing, offering access into the six double bedrooms and family bathroom, all featuring traditional coving to ceiling. Turn right into the master suite; a show stopping, light and bright king sized room with dual aspect sash windows overlooking the garden and attractive feature fireplace. A walk in dressing room offers additional wardrobe space, whilst the three piece master en suite comprises a walk in shower with waterfall shower head over, W.C., vanity sink and heated ladder towel radiator, enjoying part tiled walls and floor.

Specifications

Bedroom One

24' 11" x 12' 9" (7.59m x 3.89m)

Bedroom Two

16' 11" x 11' 10" (5.16m x 3.61m)

Bedroom Three

16' 9" x 12' 8" (5.11m x 3.86m)

Bedroom Four

14' 10" x 13' 4" (4.52m x 4.06m)

Bedroom Five

14' 3" x 9' 10" (4.34m x 3m)

Bedroom Six

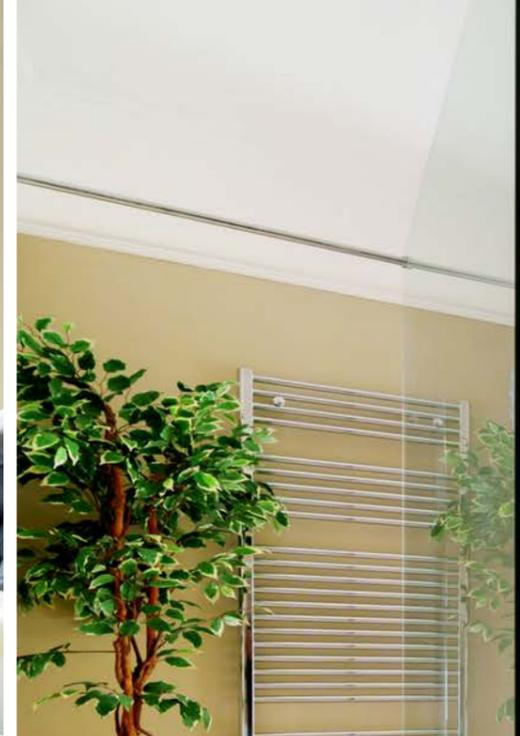
11' 11" x 8' 10" (3.63m x 2.69m)

Follow the hallway to the family bathroom; a grand suite showcasing "Fired Earth" bathroom fittings and chrome-ware including a wash basin, freestanding bath, W.C., large walk-in shower and glass shower screen. The complementary Italian marble floor and shower splashback blend seamlessly to create a space of luxury and tranquillity. The original exposed timber shutters add the finishing detail.

Bedroom two is also an attractive double room, enjoying rear aspect sash window with ample space for additional furniture. The generous en suite comprises a walk in shower, vanity sink, W.C. and complementary tiles, making a great guest suite.

Bedroom three, four and five are also great double rooms, boasting the traditional coving to ceiling and sash windows with ample space for additional furniture. Bedroom five also benefits from an integrated wardrobe space, whilst bedroom six presents a great office for those who work from home.







Outside

Adding to the sense of grandeur is the main approach; a sweeping horse shoe gravel driveway with ample space for parking.

There are opportunities to extend the gravel driveway to provide access to proposed three bay oak garage to the rear of the property along with construction of patio and seating area at the front of the property. A Heritage statement and details of the above proposals are available on request.

The garden comprises generously sized sweeping lawns to three aspects, presented against a backdrop of open countryside with established trees and shrub borders, together providing privacy and screening surrounding the property boundaries.

Important Information

Services:

Mains gas, water and electricity. Septic tank drainage.

Tenure:

Freehold. Vacant possession upon completion

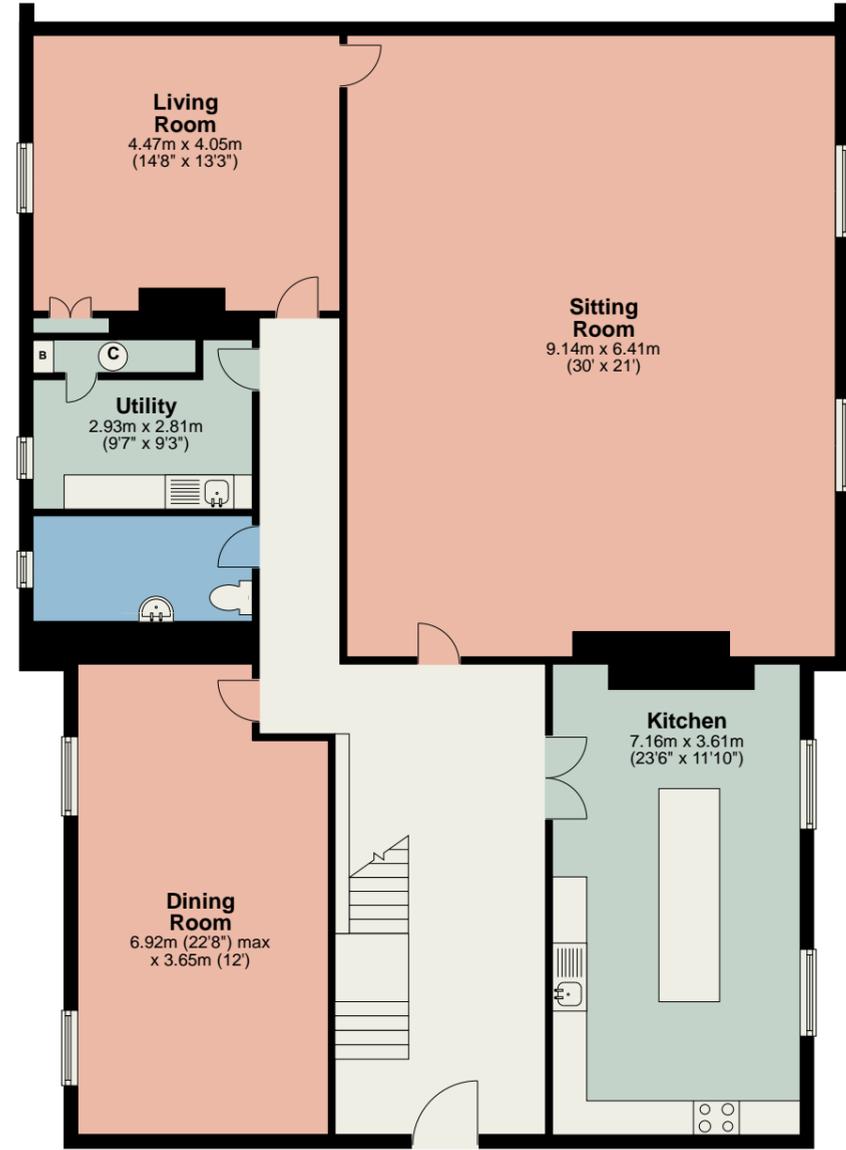
Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

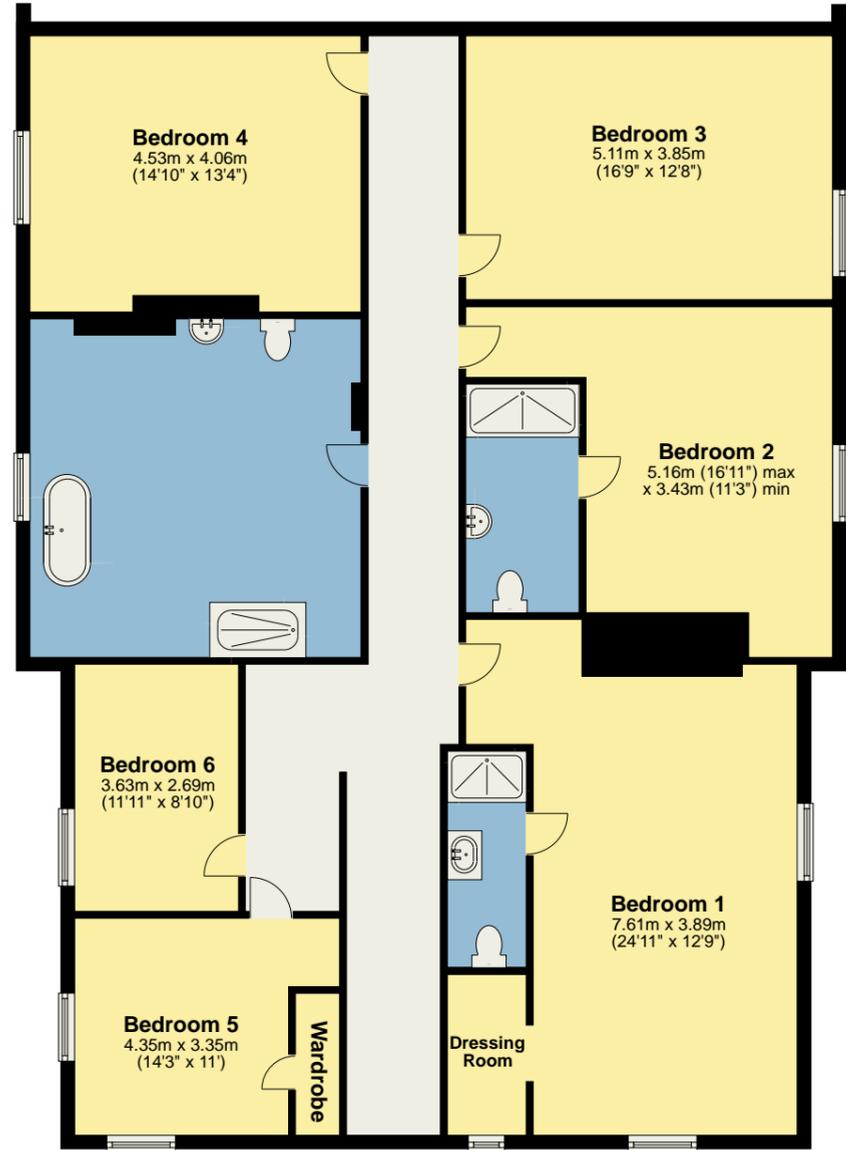
Council Tax Band :

Lancaster City Council - Band G





Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3469



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Viewings

Strictly by appointment with Hackney & Leigh.

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