



Swallows Nest







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Melling, Lancashire, LA6 2RA

Summary

- Magnificent Family Home
- 4 Double Bedrooms and 3 Bathrooms
- Far-reaching Views over the Lune Valley
- Peaceful Village Location
- Contemporary Kitchen-Diner and 3 Reception Rooms
- An Abundance of Period Features
- Modern-day Comforts & Contemporary Design
- Fabulous Gardens Extending to the Rear
- Off-road Parking and Garage
- Hyperfast 1000 Mbps Broadband 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

On entrance to the property the captivating nature of this home is apparent the moment you arrive, set back from the road where the front garden offers an array of foliage and a beautiful magnolia tree that blossoms over Springtime, offering complete privacy. The entrance hall sets the tone, with access into the ground floor living spaces and stairs to the first floor.

Specifications

Living Room

21' 0" x 16' 4" (6.4m x 4.98m)

Dining Room

16' 10" x 10' 7" (5.13m x 3.23m)

Snug

16' 1" x 13' 9" (4.9m x 4.19m)

Firstly, you are welcomed into the drawing room; a generous space, ideal for hosting guests all year round with an original fireplace and open fire. Enjoying a bay window to the front, this room showcases an array of features including original picture rails, egg mouldings, original internal arched window and integral book cases. A second door links this room to the snug.

Follow the hallway into the snug, a contemporary room with multi fuel stove, making it easy to imagine a cosy night in, with a bay window to the rear boasting wonderful views stretching over the garden to the Lune Valley beyond. This makes for an ideal family room, and leads into the office; a bright and airy work from home space with a built in oak desk and storage, finished with attractive coving to ceiling. Double doors open into the garden room; a perfect summer sitting room, being a suntrap in the summer with wide double doors opening onto the upper terrace giving far reach views to the garden and valley beyond.









Family Living

Back into the hallway, you will find the splendid dining room, an elegant space with original high fireplace and stained glass window with working shutters. This room offers space for a large family dining table to enjoy formal meals with family and friends and hosting special occasions. A door leads into the kitchen diner; a contemporary addition that was fully refitted and extended by the current owners in 2021.

Specifications

Kitchen/Diner/Sitting Room
33' 3" x 13' 11" (10.13m x 4.24m)

Office
13' 1" x 9' 1" (3.99m x 2.77m)

Sun Room
13' 8" x 9' 0" (4.17m x 2.74m)

The kitchen is bespoke and was fitted by Lund and Law of Ingleton, featuring painted hardwood base units, quartz worktops, a double butler sink, oak open shelving and an Everhot cooker. Features of this beautiful kitchen include a backlit pantry for food storage, a French style counter top unit with working shutters, integral space for a large American style fridge freezer and an integral dual zone wine fridge. Off the kitchen is a handy utility room with matching cabinetry, an original butler cupboard for storage, oak shelving and space for a washing machine.

The dining area of the kitchen is bright and airy with floor to ceiling windows overlooking the garden and a large Velux window overhead. This welcoming space has an island with high stools, a relaxation area for low, comfortable seating and space for a large family dining table. This area sits adjacent to double French doors to the upper terrace with uninterrupted views of the entire garden and Lune Valley beyond all year round.







Master Suite

Follow the stairs to the first floor landing, light and bright with a large window to the front, where you will find the 4 double bedrooms. Bedroom one is a fabulous master suite, with built in wardrobe space and feature open fire, whilst a large window overlooking the front garden fills the room with light.

The attractive four piece en-suite comprises a corner bath, sink, W.C., and corner shower with a heated ladder towel radiator, and a window overlooking the garden.

Specifications

Bedroom One

17' 0" x 16' 1" (5.18m x 4.9m)









Beautiful Bedrooms

Bedroom two is also a generous double, again featuring the open fireplace and windows to the front. Benefiting from built in wardrobes, this room also enjoys a vanity sink unit and hand wash basin. Bedroom three enjoys views of the rear garden and the Lune Valley beyond, with an en-suite comprising a shower, vanity sink, W.C., heated ladder towel radiator and LED mirror. Finally, bedroom four, a smaller double also benefits from an airing cupboard housing the hot water tank and a rear aspect window.

Specifications

Bedroom Two

17' 3" x 11' 4" (5.26m x 3.45m)

Bedroom Three

13' 11" x 11' 6" (4.24m x 3.51m)

Bedroom Four

12' 6" x 12' 1" (3.81m x 3.68m)

The family shower room has been well designed with contemporary living in mind, offering a floating vanity sink, walk in shower, W.C. and heated ladder towel radiator.







Outside

The outside rear garden completes the picture, with a large hedge and walled garden providing a peaceful escape and views of the valley from both the upper and lower terraces. The upper and lower lawns are well maintained with maturely planted borders, ideal for outdoor enjoyment and flexible usage. There is ample space on both terraces for garden furniture, and in the summer the upper terrace creates an extension of the bright and airy indoor living space from the kitchen and the garden room giving breath-taking views of the Lune Valley.

Important Information

Services:

Mains gas, water and electricity. Shared septic tank drainage.

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 F

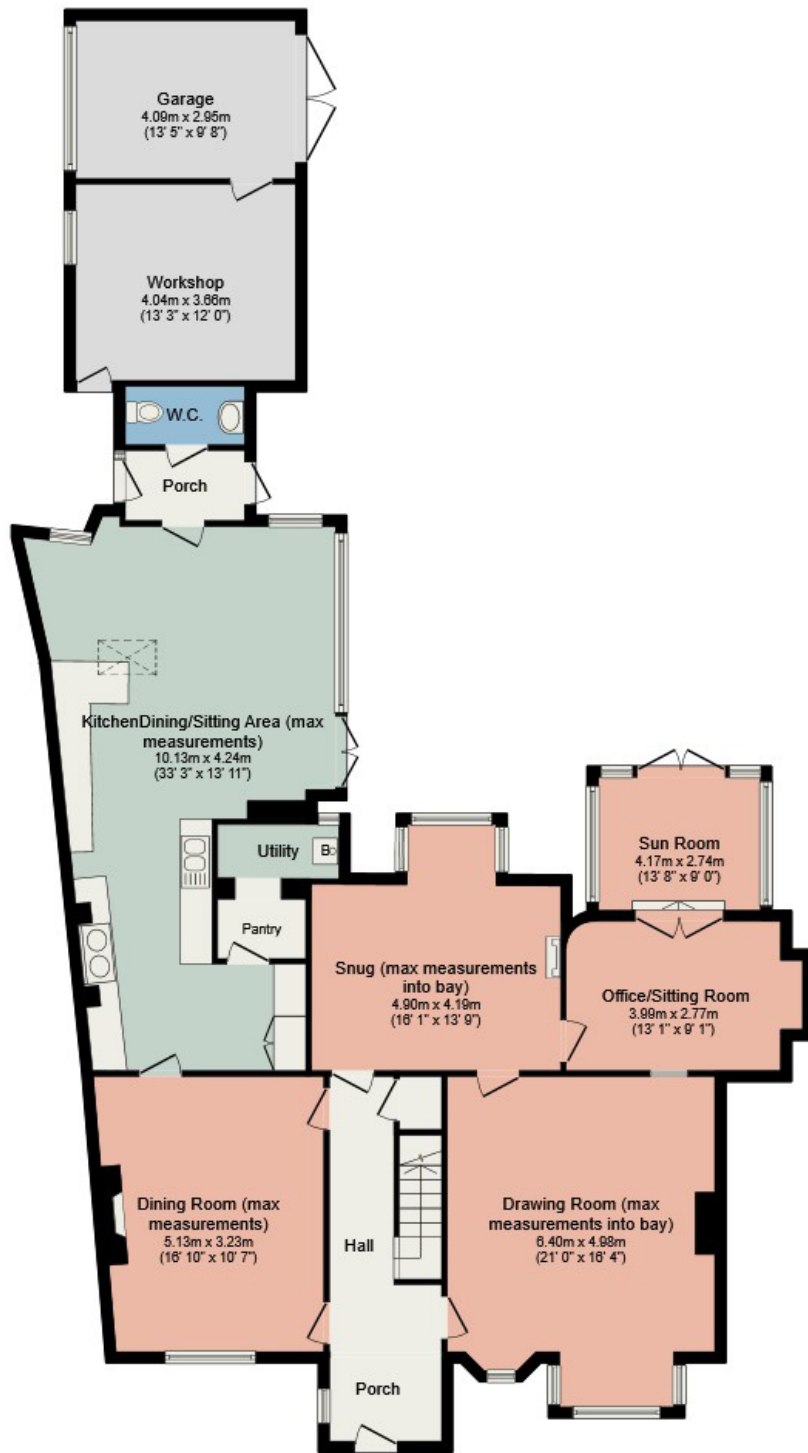
Tenure:

Freehold. Vacant possession upon completion.

What3Words:

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Ground Floor



First Floor

Total Floor Area 306.6m² (3,300sq. ft.) approx.

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.



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kirkby Lonsdale office:

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