



Melling

£495,000

2 Old Smithy , Melling, Carnforth, LA6 2RA

Welcome to this delightful semi-detached home within the picturesque village of Melling, offering the perfect blend of rural living and comfort.

Step inside to a generous entrance hall that sets the tone for the warmth and character found throughout. The large living/dining room is a true highlight, featuring front aspect windows that flood the space with natural light, along with the wood-burning stove providing the focal point on cooler evenings, creating a cosy atmosphere for family gatherings or entertaining friends.

Quick Overview

Great Family Home
Peaceful Village Location within a Conservation Area
Countryside Views
Generous Living Spaces
Large Living/Diner and Separate Snug
Scope for Adding Personal Touches
Ideal for Families & Retirees Alike
Off Road Parking & Workshop
Garden to the Rear
Superfast Broadband Available



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Superfast
Broadband*



Off Road
Parking

Property Reference: KL3589



Living Room



Dining Room



Snug



Kitchen

For those seeking versatility, a separate snug provides a second reception room or an ideal fourth bedroom as desired, complete with a window overlooking the garden. Follow into the kitchen which provides a practical space with scope for modernisation, equipped with wall and base units, tiled splashback and ample space for undercounter appliances. Integrated appliances also include a Leisure oven with five-ring hob and extractor over. The convenient cloakroom with a W.C. completes the ground floor amenities.

Ascending to the first floor, you'll find three generously sized double bedrooms. Bedrooms one and two boast front aspect windows and integrated wardrobes, maximising space and storage, whilst bedroom three offers views of the rear garden and ample room for additional furnishings. Finally, the family bathroom features a corner bath, W.C., pedestal sink, and steps leading to a shower, with part tiled walls and heated towel radiators completing the picture.

Externally, the property provides a driveway, workshop, and a rear garden designed for enjoyment. The patio area is perfect for outdoor seating, while the greenhouse caters to the green-fingered enthusiast. With scope for updating and adding personal touches, this home invites you to truly make it your own.

Accommodation with approximate dimensions:

Living/Dining Room 25' 7" x 19' 9" (7.8m x 6.02m)

Snug 13' 10" x 11' 6" (4.22m x 3.51m)

Kitchen 13' 10" x 9' 11" (4.22m x 3.02m)

First Floor

Ground Floor

Bedroom One 14' 8" x 11' 9" (4.47m x 3.58m)

Bedroom Two 13' 6" x 11' 1" (4.11m x 3.38m)

Bedroom Three 10' 10" x 10' 5" (3.3m x 3.18m)

Property Information

Parking

A shared driveway with off road parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Band E - Lancaster City Council



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Services

Mains gas, water and electricity. Shared septic tank drainage with the maintenance cost shared between two properties. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

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

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Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Garden



Garden



Garden



Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

Old Smithy, Melling, Carnforth, LA6

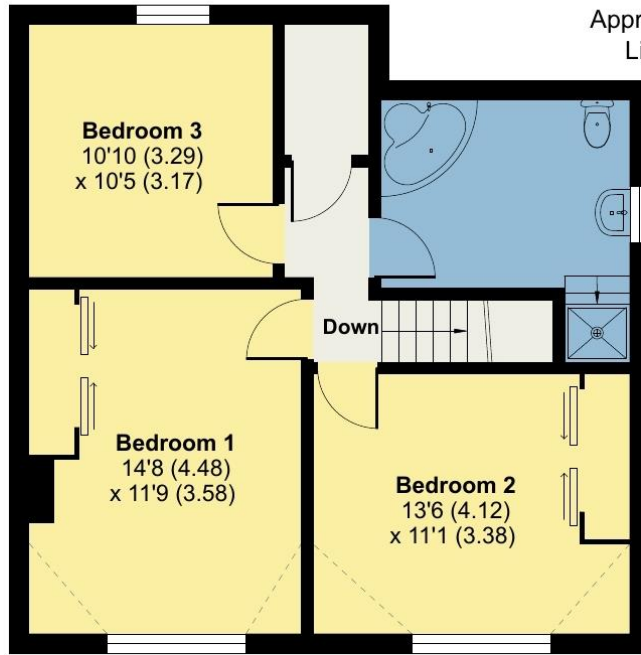
Approximate Area = 1442 sq ft / 133.9 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Workshop = 159 sq ft / 14.7 sq m

Total = 1628 sq ft / 151.1 sq m

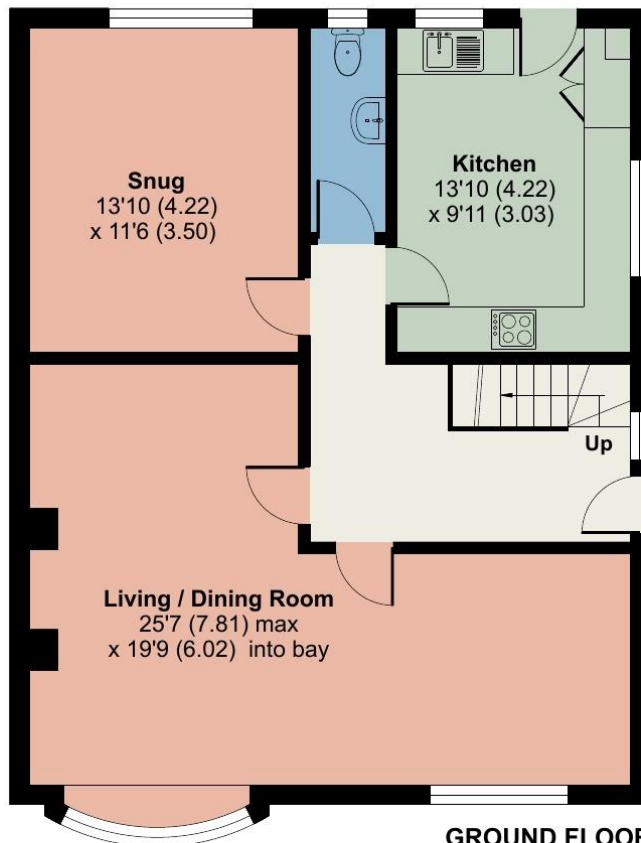
For identification only - Not to scale



FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1228999

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