

TOWN END FARM

£775,000

Melling, LA6 2RB

Stunning views, a blend of character, charm and contemporary spaces - Town End Farm is a deceptively spacious detached period home with panoramic valley views to the rear.

Dating back to the late 17th Century, refurbished and extended since the current owners' purchase in 2017, welcoming and beautifully presented accommodation is set over three floors with two reception rooms, breakfast kitchen, large cloakroom and a fabulous garden room open to the dining room. Lower ground floor utility/laundry room, boot room, cloakroom and double garage. Principal bedroom with dressing room and en suite shower room, Three further doubles, one with en suite shower room and a house bathroom. Excellent parking provision and lovely, well-maintained gardens with seating terraces, lawns, mature planting, greenhouse, vegetable gardens and stores.

Situated within a Lune Valley Conversation Area village, highly accessible for road and rail links.





Welcome to **TOWN END FARM**

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Melling, a **Conservation Area**, is a popular and conveniently placed village within the Lune Valley with local amenities including a primary school, St Wilfrid's Church, a village institute and vehicle repair garage.

Nearby **Hornby** (1.7 miles) has a doctor's surgery, village shop, post office, The Royal Oak pub and tea room, two churches and a swimming pool. The village hall often holds events and there's an active local community.

Tunstall (2.2 miles) has a church, village hall, tennis court and the popular The Lunesdale Arms.

Caton (6.1 miles) is a bigger village, a satellite for Lancaster. Here you'll find a Co-op, pub, a petrol station, chemist, doctor's surgery and churches.

And let's not forget **Kirkby Lonsdale** (6 miles), regularly voted in the Top Ten best places to live in the North West. A great choice of places to eat and drink, independent shops as well as a branch of Boots and a Booths supermarket. There is also a range of commercial businesses represented in the town as well as an optician, two dentists and a large doctor's surgery.

When the bright lights beckon - the Georgian city of **Lancaster** (10.9 miles) offers a comprehensive selection of facilities as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

Looking for schools? Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster. Primary schools are at Melling, Hornby, Caton and Wray.

Walking boots, trainers or picnic flask always ready to go? In terms of surrounding countryside you have the stunning scenery of the **Lune Valley**, the **Forest of Bowland National Landscape**, the **Yorkshire Dales** and the **Lake District National Parks** to enjoy and so for those who like to spend time outdoors, you will be spoilt for choice as the area provides a stunningly scenic playground with a hundred footpaths and places to enjoy whether straight from the door or within a short drive.

And if you must leave the valley and travel further afield....

By car - situated on the A683, Melling's access to the M6 is at J34 (8.4 miles).

By train - the nearest main line West Coast stations are Oxenholme (16.7 miles) or Lancaster with direct services to Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Nearby Wennington (1.8 miles) has a station on the Leeds to Morecambe line.

By air - Leeds Bradford Airport is 51.4 miles away with Manchester Airport 71.3 miles and Liverpool Airport 76.9 miles distant.

To find the property - travelling from J34 of the M6 up the Lune Valley on the A683, pass through the attractive villages of Caton, Cloughton and Hornby. On entering Melling, there is a garage on the left hand side of the road. Turn first left after the 30mph sign and follow the drive over the cattlegrid to the end.

What3words reference: ///decades.larger.bogus







Spectacular Lune valley views

In an edge of village setting and most deceptive in terms of size and also orientation from the roadside, the main emphasis of Town End Farm is **the stunning vista** across the Lune valley - panoramic, far reaching valley views can be enjoyed from the gardens and principal rooms.

Dating back to the late 17th Century, the property was originally a barn and farm worker's cottage and was converted into a farmhouse decades ago. The current owners purchased the property in 2017 and have enhanced with refurbishment and alterations to the layout in addition to adding a contemporary garden room to the south west elevation. Being open to the dining room and adjacent to the kitchen as well as leading out to the elevated terrace, it's wonderfully light and bright with full height windows, sliding doors and a lantern window - a splendid, sociable and welcoming space from which to enjoy the far reaching views and entertain family and friends.

This modern addition blends effortlessly with the more traditional features of the former farmhouse. Period charm still remains with oak window lintels, painted ceiling beams, window seats, tongue and bead doors, four panelled doors, parquet floors in the inner hall and snug, fireplace in the snug with terracotta tiled hearth and exposed stone wall.

The accommodation, set over three floors, is generously proportioned and beautifully presented with a gross internal area of 2723 sq ft (253 sq m).

Let us take you on a guided tour...

Come on into the **glazed entrance** which allows access to both the sitting and garden rooms.

The **garden room** has exposed stone walls and a woodburning Henley stove set on a slate hearth. There is also a former well with a glazed cover.

The **dining room** has a part glazed door out to the garden and a lovely picture window framing the view.

The **kitchen** is fitted with a range of base and wall units with granite worktops and integral appliances including a microwave/combination oven, warming drawer, fridge/freezer, dishwasher, five ring gas hob and electric oven and grill. There is a breakfast bar and table with oak tops, internal window with seat and a super view from the sink unit!

There's an **inner hall**, large **cloakroom** and an **understairs cupboard**.

A dual aspect **sitting room** has a wood burning stove on a flag hearth and double doors into the glazed entrance. There is also a **snug/playroom** with Jotul stove set in a cast iron surround with tiled hearth.

From the dining room, stairs lead down to the lower ground floor, with a practical **utility/laundry room**, fitted with base units, space for an undercounter washing machine and a separate two piece **cloakroom**. The **boot room** has external access as well as a door into the garage.

From the sitting room an **enclosed staircase** leads to the first floor landing. Off here are three double bedrooms, a house bathroom and **linen cupboard** housing the boiler. The **principal bedroom** is dual aspect with plantation shutters to the windows. There is a **walk-through dressing room** with built-in wardrobes and a three piece **en suite shower room** with large walk-in shower.

Bedrooms 2 and 3 have pine floorboards and open views to the front. There is also a good-sized three piece **bathroom**.

Dual aspect **bedroom 4** with **en suite shower room** is accessed via a staircase from the dining room. This could also be a home office/study.

Outdoor space

The drive and large parking area provides **excellent provision** for a number of vehicles.

The 'L' shaped **double garage** has an up and over door.

The **gardens are a real delight** - the lower west facing garden has a seating terrace, lawn, rose covered wooden arch, greenhouse, fruit trees and vegetable garden. There is a garden store with power and lighting, as well as a small modern building providing storage for garden equipment.

The lawn continues around to the northwest of the house to an elevated decked seating terrace.

Bordering the drive, is a garden area with space for a couple of chairs which is surrounded by an array of herbaceous plants providing a burst of colour and fragrances (and a supply of cut flowers for the house!).

A metal gate and stone steps lead up to the walled upper terrace with space for seating, planted beds and trees.

In all, c. 0.42 acres (0.17 hectares).

Services and specifications

- Mains electricity and gas
- Mains metered water
- Private drainage to a septic tank, located within the property's boundaries - please note there has been no formal investigation carried out as to the operation of the sewage system and septic tank. These may not comply with the current General Binding Rules 2020 and the property is being sold on this basis. All parties must ensure that their lenders are aware of this before submitting an offer.
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk.
- Gas central heating with combi boiler
- Wood burning stoves in the garden room, sitting room and snug
- Double glazed windows - the ground floor cloakroom window being single glazed with secondary glazing. The front elevation bedrooms are double glazed with secondary triple glazing.
- Oak floor in the glazed entrance, garden room, dining room and breakfast kitchen
- External cold water tap and one in the garage
- External lighting





The finer details

Council Tax

Town End Farm is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

W: www.lancaster.gov.uk

Please note

- Carpets, curtains, blinds, curtain poles, light fittings and integral white goods are included in the sale
- The tractor mower is available separately
- Freehold, with vacant possession on completion
- The first section of the drive is in the ownership of a neighbouring property (Lower Woodend). Town End Farm has a right of access across this section.

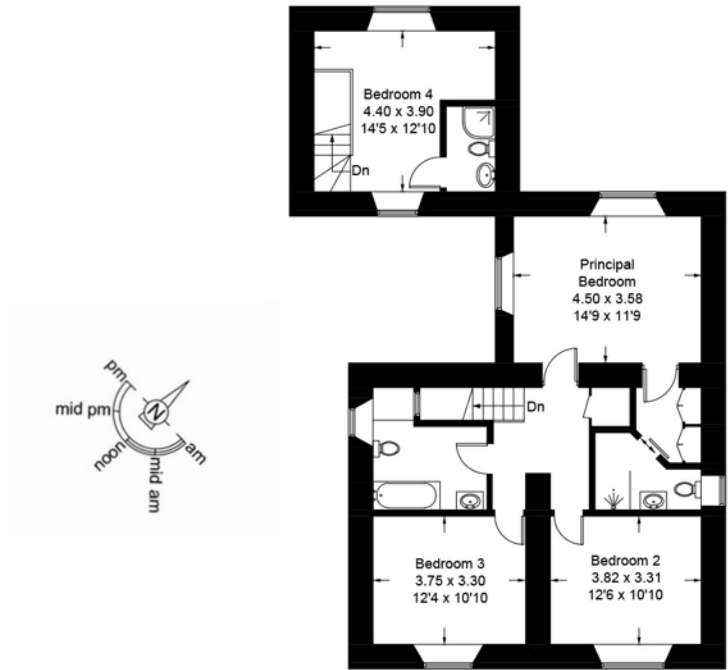
Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



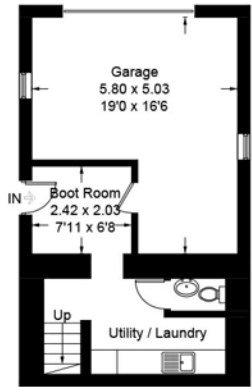
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Approximate Gross Internal Area = 253.0 sq m / 2723 sq ft
(Including Garage)

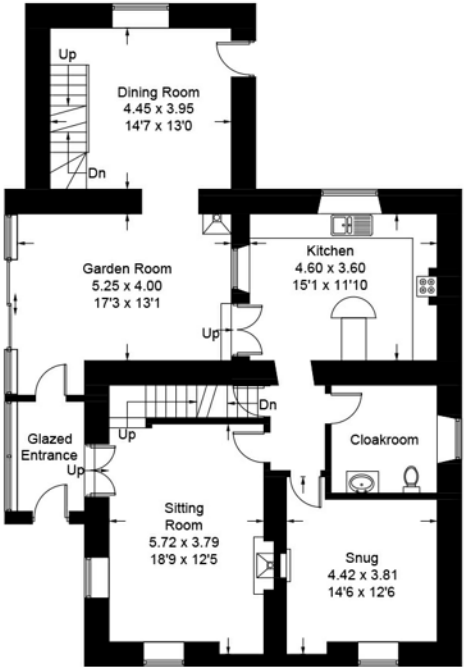


First Floor

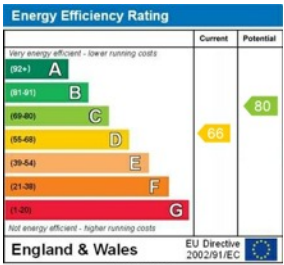
Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228592)



Lower Ground Floor



Ground Floor



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