



2 Melling Hall
Melling | Carnforth | Lancashire | LA6 2RA



2 MELLING HALL



Welcome to 2 Melling Hall, Melling, Lancaster, LA6 2RA

Offering a slice of grandeur with the elegance of a bygone age, 2 Melling Hall is the west wing of this impressive Georgian country house. A successful blend of the character of a Grade II Listed property and the modern conveniences required for 21st Century living, providing light filled and spacious accommodation over two floors with an entire third floor of cellars offering excellent scope for upgrading to create more living and leisure rooms.

Benefitting from an exceptionally accessible setting and location, Melling Hall is centrally situated in the popular and well connected village of Melling within the highly scenic Lune Valley, itself being located between the National Parks of the Lake District and Yorkshire Dales.

The well presented accommodation offers a ground floor entrance hall, sitting room, dining room, home office and dining kitchen with utility room and cloakroom. To the first floor are four double bedrooms, two ensuite shower rooms and a family bathroom. The cellars provide an additional central hall and four rooms. Outside there is excellent parking to the front with electric gated access and a delightful rear seating terrace and garden with scope for a double garage.

We absolutely love the classical symmetry and proportions of Georgian buildings, the space, ceiling heights and the light filled rooms.

“ *We loved it from the first visit.*

It's a house for all seasons. We gravitate outside to the terrace as much as possible in the warmer weather and in winter, it's warm and cosy inside, best of all, the house dresses a treat for Christmas, our favourite time of year.

We've had many birthday and all kinds of family celebrations here. It's a great house for party.





Location

With verdant and gently undulating fells, the Lune Valley nestles between the National Parks of the Lake District and Yorkshire Dales. A sought after place to live the Lune Valley offers thriving local communities in picturesque village and hamlets against a backdrop of unspoilt countryside with great country pubs and some lovely walks on offer. It's also exceptionally easy to dip into the Lakes and the Dales for day trips.

Melling has a thriving local 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 are a primary school and vehicular repair garage as well as St Wilfred's church, locally attributed as 'The Cathedral of the Lune Valley'.

The neighbouring village of Wennington (1.6 miles away) has a station on the Morecambe/Lancaster and Leeds line. This is a super amenity to have locally as it opens up the possibility of commuting by train, car free shopping trips to Leeds and Manchester or indeed if you were jetting off then there are connections to Manchester Airport saving you the hassle of airport parking. Nearby Hornby (1.9 miles distant) offers a village shop, tea room and Post Office, hairdressers, antique shop, children's day nursery and a doctors' surgery.

Kirkby Lonsdale is the nearest town and has a busy main street of independent retailers, bars, cafes and restaurants as well as all the usual amenities; doctors, dentists, opticians, hairdressers and barbers, a Post Office and branch of Booths supermarket. As the holder of a Market Charter since 1227, there is also an excellent Thursday market offering fresh local produce.

If the bright lights beckon, then the historic city of Lancaster has much to offer all generations with an established cultural and music scene, bars and restaurants offering cuisines from around the world, an excellent range of high street and independent shops, a comprehensive offering of professional services, historic buildings (including a fabulous medieval castle) and both NHS and private hospitals.

Whether you need to travel for business or just love to get out and about for pleasure, transport links are to hand with convenient access onto the M6 at either J34 or J36 depending on the direction of your travel and train stations on the main West Coast line at both Lancaster and Oxenholme (Kendal). From Lancaster station London and Edinburgh can both easily be reached within 2.5 hours by train, while Manchester is reached in under an hour, bringing travel for work and pleasure in easy reach.

“ When we were house hunting we wanted a village location with good access to the countryside as we're both keen walkers. We have always really liked the Lune Valley, it offers easy access to both the Yorkshire Dales and the Lake District and there are plenty of great walks right from the door too.

Hot air balloons fly in the valley. You suddenly hear a whoosh and then look up and there's one overhead; it's quite a sight!







Step inside

Impressive Grade II Listed Melling Hall dates back to the early-to-mid 18th Century, believed to have been once the home of a local magistrate it was for many years a local landmark hotel trading until 2003 when it was converted into three fine houses each enjoying the classical good looks of this elegant architectural period. No. 2 forms the west wing and as such with the south facing front elevation enjoys a lovely sunny aspect; the sun is on the front elevation in the morning moving round to the west facing gable end mid afternoon eventually reaching the rear terrace by evening. Light streams through the staircase window and catches the glass of the chandelier on the landing, casting light prisms on the walls and ceiling.

Screened from the road by established planting, this is a deceptive property, the front elevation giving no hint of how generous and well proportioned the living accommodation is. There are wonderfully high ceilings, some with original cornicing, working sash windows and elegant tall French windows, all combining to add a touch of grandeur and glamour to proceedings. To top it all there is an extensive range of cellars (covering the entire footprint of the property) which offer scope for upgrading to create a whole new level of living space.

The owners of the three properties at Melling Hall liaised in terms of paint colour to ensure that the front elevation has a cohesive appearance, either wing is painted a soft warm cream with the central section being left unpainted, as such there's a Georgian balance to the extensive front elevation. Above the smart cream painted panelled front door with polished brass fittings is an antique carriage light, it makes for an impressive front elevation and entrance.

The substantial door opens to a lovely wide hallway. Step inside and there's a traditional 'four square' layout, a classic of the period where symmetry in design and balance were so highly prized. To the front elevation are an elegant dining room and home office, the latter being a versatile room that would make a charming snug, TV or playroom. The view from both of these rooms is to the established planting along the edge of the front garden.

Enjoying views to the back garden and the fells beyond the tree line are the sitting room and dining kitchen. The imposing marble fireplace (commissioned by the vendors) is a handsome addition and makes an impressive focal point in the graceful sitting room. It's a gas fire, but the owners inform us that the flue has the capacity to be used for a wood burning stove or open fire if so desired. French windows lead out to the terrace and in what would have been a stone framed recessed door through to what is now No.1, there are glass display shelves.

The dining kitchen has classical good looks, fitted with a range of traditional 'English Rose' cabinets which have been painted cream and incorporate basket drawers, both lattice and glazed doors and barley twist detailing, there are wooden butcher block style worktops and under a matching high level mantelpiece with stone quoin stones either side sits a sleek looking Falcon range cooker with induction plates. The heritage style pot sink and oak floor are befitting of the period and there's a dual aspect including the French windows. The integral dishwasher is NEFF and there's an undercounter fitted fridge, although as keen cooks and hosts this is now the drinks fridge and the owners have supplemented it with a large free standing model, there's certainly the space for it. Also on the ground floor is a cloakroom with two piece suite and a useful utility room fitted with base and wall units, having a sink unit and space for free standing domestic appliances comprising a washing machine (Samsung) and a condenser dryer (Miele).

Up to the first floor where a lovely tall window sheds natural light into the stairwell and spacious landing. Off here are four double bedrooms, two with ensuite shower rooms and a family bathroom, all of the sanitary ware is heritage in style to complement the character of the house.

The principal bedroom enjoys a lovely leafy view, over the garden and trees with the fell as a backdrop. The walk in wardrobe has fitted rails and the ensuite shower room has a three piece suite. The guest bedroom is on the front elevation and has an attractive view down the village to St Wilfred's church. Here the ensuite has a three piece suite including a rainfall shower.

Enjoying the west facing sunsets as well as a garden and fell view is the dual aspect third double bedroom. The fourth and final double bedroom is on the front elevation with an aspect of the village. There is fitted bedroom furniture in both of these rooms. Serving the third and fourth bedrooms is an attractive house bathroom with a classic black and white tiled floor and roll top bath as part of the three piece suite. There's also a really useful tall built in cupboard.

Approached off the main entrance hall are the cellars, spanning the entire footprint of the house there is immense potential here for upgrading as the head height is good, there's power and light in all four of the rooms, furthermore, the central heating has already been extended down here with radiators in two rooms. We're thinking of this as the ultimate 'man cave' but it would also make great hobbies or play rooms, a cinema room or gym. If nothing else, it's tremendous storage.

“ We love to have family and friends over, it's perfect for entertaining, especially for weekend house parties as there are enough rooms for guests to have their own space and then large enough rooms for everyone to come together; we've enjoyed leisurely weekend breakfasts that last for hours, drinks in the sitting room, candlelit dinners in the dining room and in the summer months, drinks and barbecues on the terrace. The house dresses beautifully at Christmas time, we have a wreath on the door, a garland over the mantle piece and ample ceiling height to accommodate two beautiful trees, one in the sitting room and another in the dining room. It's incredibly festive.













Step outside

Adding to the sense of grandeur is the main approach, shared with No.1, the central portion of Melling Hall, the front gardens are open plan giving an extended, unobscured aspect. As the electric gates open to the click of a remote control, bear left to the parking area directly in front of No.2 where there is space for four cars if double parked. Arriving on foot? There's an additional pedestrian gate from the road.

The front areas of both Nos. 1 and 2 are devoted to parking and have been laid with limestone chippings, each property having planted borders to provide a degree of privacy and screening. If you wanted a south facing seating terrace then there is a flagged area to the left of the front door as well as a small lawn to the right. Railings enclose steps which lead down to a side roadside gate.

It's the back garden where you will probably spend your time. Enclosed, it is safe for children and dogs and provides a private and sheltered place to enjoy time outside. French windows from the kitchen and sitting room open invitingly to the generous sandstone flagged seating terrace; there's space here for both dining and reclining sets of garden furniture. The terrace is illuminated with carriage lights and stone steps lead down to the lawn where a gravel path progresses to the parking area. There are established trees, shrubs and herbaceous borders, together providing privacy and screening.

There is a store cupboard on the side elevation which houses the electric meter and proves a useful place to house the mower.



We've really enjoyed the terrace. We open both sets of French windows and it just flows really well. It's a lovely and sheltered place to eat outside, looking down the garden with glimpses of the fells beyond the trees.

When the children were younger they loved playing on the lawn, it's safe and enclosed; we could sit on the terrace and keep an eye on them.

The view from the back of the house and the terrace is one of our favourites. We always say that if you can see the top of the hill there's good weather ahead. In the opposite direction, the outlook from the front bedrooms to the church along the characterful main street with all of the stone built properties is our daughter's favourite.



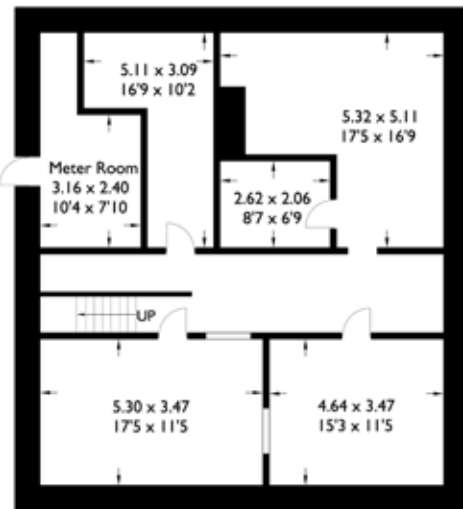


2 Melling Hall

Approximate Gross Internal Area : 235.50 sq m / 2534.90 sq ft

Cellar: 103.17 sq m / 1110.51 sq ft

Total : 338.67 sq m / 3645.41 sq ft



Cellar



Ground Floor



First Floor



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 22.08.2023



FURTHER INFORMATION

On the road

Wennington	1.6 miles
Kirkby Lonsdale	6.2 miles
M6 J34	9 miles
M6 J36	11.3 miles
Kendal	19.2 miles
Lancaster	11.2 miles
Windermere	26.5 miles
Skipton	31.2 miles
Manchester	64.3 miles
Leeds Bradford airport	50.2 miles
Manchester airport	71 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Broadband

Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed. B4RN has been hardwired to all reception rooms, the kitchen and all four bedrooms for maximum connectivity. These rooms all have a TV point and there is a satellite dish as well.

Rail Journeys

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.



Services

Mains electricity, gas and water.

Gas fired central heating to radiators and heated towel rails from a Logic Max boiler in the cellar which may be controlled remotely via the HIVE mobile App.

Drainage to a private sewage treatment plant located in adjacent land (installed 2020).

Directions

what3words: [///wove.enchanted.badminton](https://www.what3words.com/#!/en////wove.enchanted.badminton)

Use Sat Nav LA6 2RA with reference to the directions below:

The property really couldn't be easier to find. Travelling along the Lune Valley road (A683) between Lancaster and Kirkby Lonsdale, it is on the junction with Lodge Lane. Approaching from Lancaster in the south, enter the village, pass the church on your right and turn first right, signposted Wennington and turn immediately left into the gated driveway.

Local Authority

Lancaster City Council

Local leisure activities

Gyms - 3-1-5 Health Club (Lancaster) and Whoop Hall (Kirkby Lonsdale)
Open water swimming and diving centre at Jackdaw Quarry (Capernwray)
Swimming pools at Capernwray Hall and Hornby School and during the summer months there's an open air pool at Ingleton
Cinemas - The Dukes and Vue (Lancaster) and The Brewery (Kendal)
Theatre - The Dukes and The Grand (Lancaster) and The Brewery (Kendal)
Golf clubs – Bentham, Casterton, Kirkby Lonsdale, Lancaster, Settle, Kendal, Morecambe
Kirkby Lonsdale has rugby, football and cricket clubs

Local eateries

We're spoilt for choice in the Lune Valley but here are a few local favourites to sample
The Lunesdale Arms (Tunstall)
The Highwayman (Burrow)
The Fenwick Arms (Claughton)
The Royal Hotel, The Sun Inn, Avanti, No.9 and Botanica amongst others (Kirkby Lonsdale)
The Plough (Lupton)
Lancaster has a multicultural selection of restaurants, cafes and bars

Great walks nearby

Right from the door is the Lune Valley Ramble, 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.
Involving a drive to the local National Parks but well worth it are Yorkshire's mighty Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) and Wainwright's 214 Lakeland fells.
For bracing sea air there are coastal walks along the promenades at Morecambe and Grange over Sands and in the Arnsdale and Silverdale AONB.

Schools

Primary

St Wilfrid CoE Primary School, Melling
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School (Independent school), Casterton

Secondary

Royal Lancaster Grammar Schools
Queen Elizabeth School and QESudio, Kirkby Lonsdale
Sedbergh School (Independent school), Sedbergh

Further Education

Lancaster University
University of Cumbria (Lancaster campus)
Lancaster and Morecambe College
Kendal College

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings, integral kitchen appliances and fitted bedroom furniture as described are all included in the sale.

The free standing kitchen appliances are additionally available by way of further negotiation.

Please note that the first floor landing chandelier is specifically excluded.

Guide price £750,000

Council tax band - F

Tenure - Freehold



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