



Old Crow Trees
Melling | Carnforth | Lancashire | LA6 2RE

OLD CROW TREES





Welcome to Old Crow Trees, Lodge Lane, Melling, Lancaster, LA6 2RE

Secluded and private, this delightful Grade II Listed detached house is situated in the heart of this attractive Conservation Area village in the central Lune Valley.

Extended, remodeled and comprehensively upgraded, this impressive period home is an artful blend of old and new shaped to create a contemporary country home perfect for family living which lends itself well to entertaining.

Old Crow Trees is more than just a place to live, it's a lifestyle and encompasses a romantically picturesque house (transformed in 2009), a self-contained cottage for family, guests or potentially letting, an office, gym, games room, garage and garden store (created in 2016), all within sheltered gardens and grounds of c.1.93 acres. Despite the centrality of the property within the village it is incredibly private and feels very secluded. The village of Melling lies in the heart of the highly scenic Lune Valley and so for daily life, it is accessible for local amenities with good links to road and rail connections.

The charismatic and characterful main house is surprisingly light filled and has been remodelled to ensure it's both functional and sociable with a well-considered family friendly layout that flows well and incorporates elements of open plan design along with traditionally separate rooms. The front door opens to a reception hall with cloakroom, this is followed by a sitting room, snug, study, dining room and breakfast room which is partially open plan to the kitchen with a utility room. Upstairs are four double bedrooms, a bathroom and shower room.



It's a wonderful house to raise a family, it feels incredibly private here, we are set far back from the road and in a quiet little haven.





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 is home to thriving local communities in picturesque village and hamlets against a backdrop of unspoilt countryside with great country pubs and lovely walks on offer. From here, 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 nearest facilities are in Hornby (village shop, tea room and Post Office, hairdressers, antique shop, children's day nursery and a doctors' surgery) and Kirkby Lonsdale which has a great choice of bars, cafes and restaurants as well as a busy main street of independent retailers, as well as all the usual amenities; doctors, dentists, opticians, hairdressers and barbers, a Post Office and branch of Booths supermarket. Further afield and for a wider selection, there is the historic city of Lancaster and lakes gateway town of Kendal.

Melling is exceptionally centrally placed so whether you need to travel for business or 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) as well as in Wennington on a branch line with services to Leeds.



It's a great location for getting out and about, and for the children, there's a bus stop in the village for school.









Step inside

Grade II Listed and although incorporating elements of the past, rooms look as though they belong firmly in the present. It is thought to date back to the late 17th century with later extensions. The present owners bought it in 2008 and set about an ambitious project of restoration, remodelling and extending to make it a home fit for 21st century family living. The front elevation faces almost due south which benefits all four bedrooms and most of the ground floor rooms, many of which have a dual aspect and so enjoy direct sun for hours on end.

Adding history aplenty to this period home are mullion windows, beams, oak parquet flooring, an inglenook fire surround and an impressive oak staircase, but the restoration and extension have brought about a whole new energy and conservation grade double glazing has brought a welcome new level of comfort. High quality kitchen appointments and the fittings in the bath, shower and cloakroom inject contemporary sleek lines and modern convenience, all set against a calm, consistent canvas which flows throughout the property reflecting the colours of the surrounding gardens.

Externally, the house has quintessential English country charm, roses round the door and clematis and honeysuckle framing the characterful mullion windows. The front porch opens into a light and spacious reception hall, off which is the cloakroom and staircase. There are four reception rooms, the first is an elegant dual aspect sitting room, the parquet floor has been restored and the large stone inglenook fire surround houses a gas stove. The snug also has an outlook to two elevations and is ideal for older children to enjoy movie nights, gaming or entertaining their friends or for younger ones to have as a playroom. Beyond this is a dual aspect home study with French doors out to the courtyard garden, fitted cabinets, shelves and an oak corner desk.

The parquet flooring also features in the dual aspect dining room, which has a wide opening through to the breakfast room enabling a sociable flow through to the kitchen. The side entrance, breakfast room, utility room and kitchen form part of the extension and have introduced modernity to this period home. The breakfast room is light filled with a wall of folding doors opening to the courtyard, the ceiling rising to the apex of the roof has roof lights ensuring it's wonderfully bright. The floor is laid with stunning green slate tiles, quarried locally at Kirkstone near Windermere. A side door opens to the adjacent parking area convenient when bringing in shopping. The utility room is adjacent and has extra cabinets, a second sink unit and fitted storage for outdoor gear and footwear.

From the breakfast room, feature shelving and four oak steps lead up to the kitchen connecting the individual spaces. Exceptionally impressive, the vaulted kitchen has picture windows capturing excellent views of the garden with folding doors opening to the seating terrace, blurring the boundaries between home and garden.

Innovative design from Leicht Kitchens combines modern aesthetics with high functionality and features highly distinctive cabinets fronted with glossed olive wood veneer, the island has contrasting high gloss cream doors and both are topped with Silestone worktops. Folding doors reveal a breakfast station with room to tuck away small appliances. The island has an inset hob with an unusual pendant style extractor fan overhead and is extended for casual dining with an oak breakfast bar.

An historic dark oak staircase rises alongside a tall stone mullioned window with shutters providing a lovely aspect of the back garden. The stairwell and landing are interesting spaces with exposed trusses and plenty of light. Stairs split off, initially to the principal bedroom and shower room.

This bedroom is a restful space, light and airy enjoying a dual aspect with delightful views over the gardens. The ceiling rises loftily to the apex with additional high-level windows in the gable end. There's a private shower room which has a tasteful limestone tiling, a rainfall shower (with a second handheld head), floating vanity unit and WC. The three further double bedrooms all command south facing views over the front garden and are served by the spacious family bathroom which features a double ended bath with shower attachment, a large rainfall shower (with a second handheld head), floating vanity unit, WC and tall storage cupboard. It too features timeless limestone tiling.

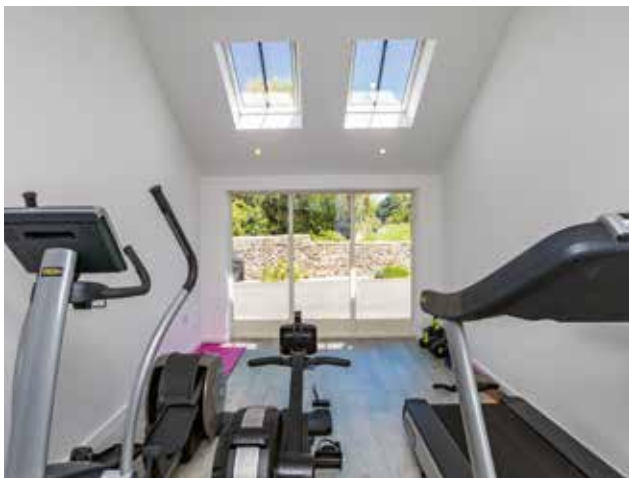












Old Crow Trees Cottage

Within the grounds is a converted barn, part of which forms a charming cottage, cleverly orientated to ensure that both house and cottage retain their respective privacy.

Self contained and with a private east facing walled garden adjoining open fields and tucked away parking provision, it is capable of independent occupation without impinging on the privacy of the main residence. A cobbled entrance leads up to a sheltered front door which opens to a generous hall, exposed stonework adds rustic appeal and there's a handy fitted bench, coat hooks and downstairs cloakroom with a two piece suite. A glazed screen and door from the hall connects to the living kitchen and provides a long view through to the garden via floor to ceiling windows and a glazed outer door. A wood burning stove creates a cosy atmosphere in the seating area, there's space for a dining table and fitted kitchen with appliances. On the first floor is one large bedroom, it was designed to be subdivided into two if required. The ceiling rises to the apex with exposed trusses and the view from the bed out to the fields is delightful. The bathroom has a four piece suite with a separate shower.

It's perfect for parents, great for guests and offers immense potential for letting to derive a secondary income.

Work, rest and play

Adjoined to the cottage is a versatile space, currently utilised as a games room, gym and office with a handy cloakroom. The games room has floor to ceiling windows and a glazed door out to a private garden area with an outlook across to the adjoining fields. The gym is light and airy with expansive glazing as well as roof lights and the office has natural light flooding in from a dual aspect, skylights and a door to outside making it ideal as a workspace with a sense of separation from the main house to offer a distinctive work life balance where clients may be received without affecting family life. There's potential to convert this to a single level cottage if preferred (subject to consent). Attached is a double garage and a generous store/workspace with a sink unit.

Delightful grounds

Gloriously established gardens of c.1.93 acres envelope the house and buildings creating a sheltered haven that is private and feels protected.

Arriving at Old Crow Trees, gates set in from the road, a long straight tree lined drive draws one forward with the rose, honeysuckle and clematis clad front elevation temptingly ahead. In front of the house is a south facing paved seating terrace adjacent to the impressive formal parterre garden with low box hedging.

Behind the house is a delightful, sheltered courtyard, it sits in the nook of the house between the breakfast room and the home study and makes the perfect venue for breakfast taken outside.

There are wonderfully mature trees within the grounds including a magnificent cedar tree believed to date back to the 1600s, alongside are sycamore, birch and cherry trees, amongst others and from which comes the gentle soundtrack of birdsong. There's also a small orchard with apple (eating, cooking and crab) and pear trees. A lightly wooded area lines the banks of a tributary beck as it flows onwards to the River Lune, under the boughs of the trees is a mass of wild garlic. The woodland forms an adventure playground and has been home to dens, swings and countless treasure hunts over the years.

Much of the back garden is a lawn providing opportunities for family play. There are paved areas of varying elevations and orientation designed to catch the sun at different times of the day, creating spots for breakfast and morning coffee, for relaxed lunches and evening gatherings.

Within the grounds there is plentiful parking, both near to the house for everyday convenience (along with an EV charging point) and by the garages.



Considering how many properties are around us, it's very well screened by the garden. We're very private here.







Old Crow Trees

Approximate Gross Internal Area : 259.65 sq m / 2794.84 sq ft

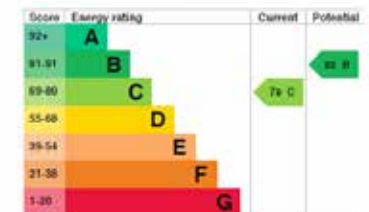
Outbuildings : 176.02 sq m / 1894.66 sq ft

Garage : 40.64 sq m / 437.44 sq ft

Total : 476.31 sq m / 5126.95 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



FURTHER INFORMATION

On the road

Hornby	2.1 miles
Kirkby Lonsdale	5.9 miles
Lancaster	11.4 miles
Kendal	19 miles
Bowness on Windermere	27.7 miles
Manchester	62.2 miles

Transport links

Wennington station	1.4 miles
M6 J34	9.2 miles
M6 J36	11.6 miles
Leeds Bradford airport	49.9 miles
Manchester airport	71.7 miles
Liverpool airport	77.7 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.

Internet Speed

Broadband

Full fibre gigabit broadband available from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

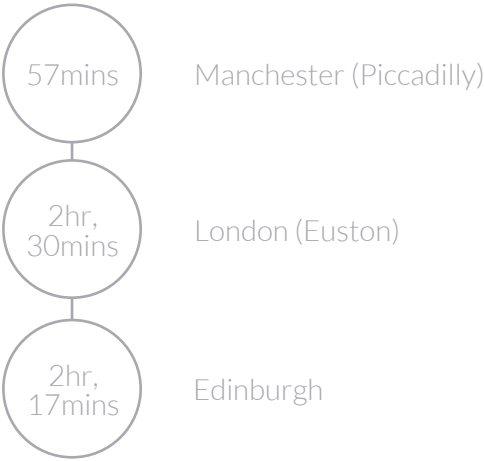
Mobile

Indoor: Three and Vodafone are reported as providing 'limited' services for both Voice and Data. EE is reported as providing 'likely' services for both Voice and Data. O2 is reported as providing 'likely' Voice services and 'limited' Data services.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys



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

Additionally, there is a branch line station at Wennington on the Bentham and Furness lines with services to Lancaster and Leeds.

Directions

[what3words producers.panther.printouts](#)

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

The property really couldn't be easier to find. Approaching from Lancaster, once in the village, pass the church on the right and turn right onto Lodge Lane signposted Wennington. The drive Old Crow Trees is 200 m along on the left, there is a name sign to the right of the entrance.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances in the main kitchen as follows: AEG induction hob, dishwasher, combination oven and two microwaves (all NEFF), fridge freezer and tall freezer (both Liebherr). Included in the cottage's kitchen are a Baumatic oven, Fagar hob, fan, slimline Essentials dishwasher and a Logik fridge freezer.

Available by further negotiation in the main house are the free-standing Miele washing machine and Candy tumble dryer in the utility room. The furniture and contents of the cottage are available as are the pool table, air hockey table and sofa in the games room and some of the gym equipment.

Services

Mains electricity, gas and water.
In Old Crow Trees there is gas fired central heating from a Vaillant boiler in the utility room. Underfloor heating in the breakfast room, cloakroom, bathroom and shower room. Heated towel rails in the bath and shower rooms. Gas ACR stove in the sitting room. Surround sound speakers in the sitting room, dining room, breakfast room and kitchen.
Security alarm.
Old Crow Trees Cottage has gas central heating from a

Vaillant boiler housed in the staircase cupboard, this also serves the games room/gym/office and may be controlled remotely through the HIVE mobile app. Underfloor heating in the bathroom along with a heated towel rail. Wood burning stove.
All drainage to a shared waste treatment plant (installed February 2025) located within the garden and shared with the neighbouring property.
EV charging point.

Places to visit

In Lancaster and Kendal there are theatres, cinemas, museums and historic buildings
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows
White Scar Cave, Ingleton – the longest show cave in England

Sport and recreation

There is a wealth of outdoor pursuits available locally whether you go it alone or join a club – walking and running, cycling, climbing, pot holing as well as football, rugby, cricket, tennis and bowls.
Golf clubs – Casterton, Kirkby Lonsdale, Lancaster, Morecambe, Giggleswick and Kendal
Diving and open water swimming – Capernwray Diving Centre
Gyms in Cowan Bridge, Ingleton and Kirkby Lonsdale, 3-1-5 fitness centre at Lancaster
Swimming at the outdoor pool in Ingleton during the warmer months and throughout the year at Settle Area Swimming Pool, the Lune Valley Swimming Pool in Hornby, and leisure centres at Kendal and Lancaster.
BMX Pump Track, Ingleton
Rest Harrow Equestrian, Burrow - livery

Places to eat

Informal dining, cafes and pubs

The Highwayman, Burrow
The Fenwick Arms, Claughton
The Plough, Lupton
The Royal Hotel, Avanti and Sun Inn all in Kirkby Lonsdale
Rind (pizza restaurant adjacent to the Courtyard Dairy a nationally renowned artisan cheese shop), The Game Cock and The Traddock, all in Austwick

Special occasions

The Quarterhouse, Quite Simply French and Merchants 1688, all in Lancaster
There is a choice of fine dining restaurants in the Lake District including L'Enclume and Rogan and Co (both in Cartmel), Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere) and The Old Stamp House Restaurant and Lake Road Kitchen (both in Ambleside)

Great walks nearby

Right from the door the owners recommend the green lane from Melling over to Wennington. This, as well as a network of footpaths, bridleways and quiet lanes ensure a wide variety of routes available to suit all.
The Lune Valley Ramble is a delightful route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.
Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in the village.
For those seeking more of a challenge, there are Yorkshire's Three Peaks (Ingleborough, Whernside and Pen-y-ghent) and to conquer.
On top of this, the Lake District National Park (featuring the famous Wainwright's 214 Lakeland fells) and the Forest of Bowland AONB are easily accessible for day trips and provide countless opportunities for rambles, walks and hikes. If you fancy a spot of sea air, then there is the Arnside and Silverdale AONB and the fabulous promenades at Morecambe and Grange over Sands to enjoy.

Schools

Primary

Melling St Wilfrid CoE Primary School
Hornby St. Margaret's CoE Primary School
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School (in Casterton) and Giggleswick Prep School (both independent)

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Sedbergh School and Giggleswick School (both independent)

Further and Higher Education

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

Guide price £ 1,550,000

Lancaster City Council – Council Tax band G
This covers both house and cottage.

Tenure - Freehold

Please note

The property is subject to a Chancel repair clause. Please ask the Agents for further details.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We value the little things that make a home

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FOUNDATION

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