

## Melling

£385,000

Selby Cottage, Melling, Carnforth, LA6 2RA

Selby Cottage is a charming and characterful home, perfectly positioned on the main road through Melling, opposite the church. Enjoying a garden, off road parking and a garage to the rear, this lovely cottage blends traditional features with practical living and offers an exciting opportunity for a new owner to make it their own

### Quick Overview

Charming Character Cottage

Peaceful Village Location

Views over the Churchyard

Cosy Cottage Feel

Traditional Features Throughout

Feature Open Fireplace with Stone Surround

Off Road Parking

Low-Maintenance Garden

Garage with Handy Workshop Area

Broadband Available



3



1



2



TBC



Broadband  
Available



Off Road  
Parking

Property Reference: KL3686

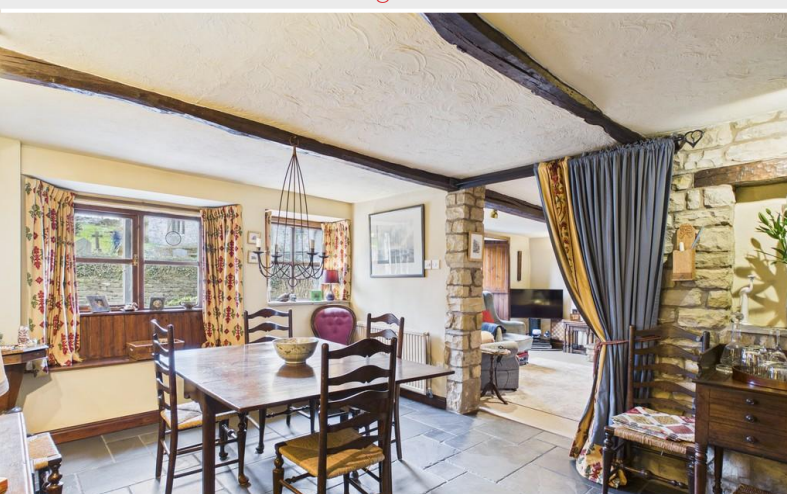




Living Room



Living Room



Dining Room



Kitchen

Melling is a well regarded village, known for its community feel and semi rural setting. Surrounded by beautiful countryside, it offers easy access to scenic walks while remaining conveniently placed for nearby towns and transport links. Ideally positioned close to both Kirkby Lonsdale and Lancaster, the village provides easy access to a wider range of shops, cafés, restaurants and transport links, while still enjoying the peace and charm of village living.

From the front door, you step into a welcoming entrance hall with space for coats and shoes, an understairs cupboard and an area currently utilised as a study. The hall leads first into the dining room, a warm and inviting space featuring exposed beams, found throughout much of the home, and front aspect windows.

An opening connects the dining room to the living room, creating a lovely sense of flow. The living room features an open fireplace with a stone surround, exposed beams and front aspect window overlooking the church. A further cosy nook within the living room provides the perfect reading area, with patio doors opening directly onto the garden.

Returning to the dining room, a door leads into the kitchen, which is fitted with base units, complementary worktops and a breakfast bar. The oven is set within a brick surround, and there is a one and a half sink with drainer. A door from the kitchen provides direct access to the garden. Also on the ground floor is a handy cloakroom with W.C., bidet and sink, along with a small area ideal for housing a washing machine.

Upstairs, the property offers three bedrooms. Bedroom one is a deceptively generous room, featuring a dressing/reading area and small doors opening onto a balcony overlooking the rear. Bedroom two is a double room with a sink unit and rear views, while bedroom three is a smaller bedroom with space for furniture. The house bathroom is fitted with a bath, W.C., sink and a corner shower.

Outside, the rear garden is gravelled with patio seating areas and raised planted beds, creating a low-maintenance outdoor space. The garage has an electric roller door with a workshop area, adding further practicality.

Selby Cottage has been a well loved home over the years and now offers a wonderful opportunity for a new owner to put their own stamp on this truly charming property.





Living Room



Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

## Accommodation with approximate dimensions:

### Ground Floor

Dining Room 15' 5" x 10' 5" (4.7m x 3.18m)

Living Room 22' 3" x 12' 10" (6.78m x 3.91m)

Kitchen 11' 1" x 11' 3" (3.38m x 3.43m)

### First Floor

Bedroom One 13' 6" x 9' 7" (4.11m x 2.92m)

Bedroom Two 9' 11" x 11' 8" (3.02m x 3.56m)

Bedroom Three 9' 5" x 10' (2.87m x 3.05m)

## Property Information

### Parking

A gravelled driveway provides off road parking.

Garage 17' 3" x 9' 7" (5.26m x 2.92m)

### Tenure

Freehold (Vacant possession upon completion).

### Services

Mains gas, water, drainage and electricity.

What3Words [///frizz.glimmers.inversely](https://www.what3words.com/)

### Viewings

Strictly by appointment with Hackney & Leigh.

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Bedroom One



Bedroom One





Balcony



Rear Aspect

Request a Viewing Online or Call 015242 72111



## Meet the Team

### Richard Harkness M.R.I.C.S

Branch Manager & Property Valuer

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



### Claire Tooke

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



### Matilda Stuttard

Sales Negotiator

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



### Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



### Justine Cook

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



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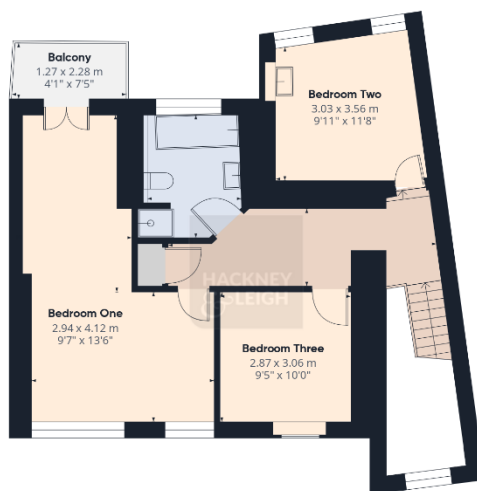


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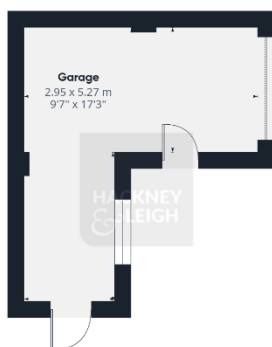
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

143.7 m<sup>2</sup>  
1546 ft<sup>2</sup>

**Balconies and terraces**

2.8 m<sup>2</sup>  
30 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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