

OLD CROW TREES

£1,495,000

Melling, LA6 2RE

A prime Grade II Listed residential property, located within the popular Lune Valley with a detached self-contained one bedroom cottage, garaging, office, gym/games room set within beautiful gardens and grounds.

Originally dating back to the 17th Century, the property has been extended over the years and more recently, after the current owner's purchase in 2008, extended further as well as sympathetically refurbished. Generous, stylishly presented, and a charming combination of contemporary and characterful accommodation with entrance hall, cloakroom, snug, office, two reception rooms and a wonderful split-level living kitchen with access to the gardens, and a laundry/utility room. Four double bedrooms, house bathroom and separate shower room. Detached barn with ancillary cottage with garden, home office, games room, gym, cloakroom, double garage and store. The property sits within delightful, established gardens and grounds, with tree lined drive, excellent parking provision, south facing flagged terrace overlooking a parterre and lawn to the front; to the rear, a flagged courtyard, lawns, seating terraces, mature trees, small orchard, greenhouse and pergola. To the western boundary is a wooded banking bordering a small beck. In all, c. 1.92 acres, (0.78 hectares).

In a highly accessible village location, this a must see.





Welcome to **OLD CROW TREES**

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

Nearby **Hornby** (2.1 miles) has a doctors' surgery, village shop, day nursery, post office and tea room, two churches and a swimming pool. The village hall often holds events and there's an active local community.

Tunstall (2.1 miles) has a church, village hall, tennis court and The Lunesdale Arms.

The Cumbrian market town of **Kirkby Lonsdale** (6.2 miles) - 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 doctors' surgery.

Caton (6.5 miles) is a bigger village and a satellite for Lancaster. Here you'll find a Co-op, two pubs, a petrol station, chemist, doctors' surgery and churches.

The Georgian city of **Lancaster** (11.3 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. Independent Schools are at Sedbergh (with the Preparatory School at Casterton) and Giggleswick.

The glorious landscape - in terms of surrounding countryside you have the picturesque 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 natural playground with hundreds of footpaths and places to enjoy whether straight from the door or with a short drive.

Connectivity

By car - situated on the A683, Melling's access to the M6 is either at J34 (8.8 miles) for southbound travel or J36 (11.3 miles) for the north.

By train - the nearest stations on the West Coast main line are at Oxenholme (16.7 miles) or Lancaster with a station at nearby Wennington (1.4 miles) on the Leeds to Morecambe line - very handy indeed.

By air - Leeds Bradford Airport is 49.9 miles away with Manchester Airport (71.7 miles) and Liverpool (76.8 miles) distant.

Let us take you there - head along the A683 from J34 of the M6, and proceed through the villages of Caton and Hornby. On entering Melling, turn first right onto Lodge Lane, signposted Wennington, after passing the church on the right. Old Crow Trees is on the left hand side, the fourth property after passing Gillison Close.

what3words reference: ///solid.geminate.quality







A hidden gem - a stunning Grade II Listed property

Situated within the heart of the village yet set back off the road, Old Crow Trees is a Grade II Listed property dating back to the late 17th Century with wonderful character and charm. Since the current owner's purchase in 2008, the property has undergone comprehensive remodelling and a thorough and sympathetic refurbishment; this also included a single storey extension at the rear to create a fabulous, sociable split-level dining kitchen. Great care has been taken to retain the original features (beamed ceilings, inglenook fireplace, chamfered stone mullion windows (some leaded), cruck beams, parquet flooring and an oak staircase with closed string and turned ballusters) and these now sit harmoniously alongside the contemporary spaces and appointments - a perfect blend of old and new.

The welcoming accommodation is spacious and versatile with a gross internal area of 2758 sq ft (256.2 sq m).

Let us stake you on a guided tour...

Come on in through the open fronted **porch** and into the **entrance hall** with window seat, a two piece **cloakroom** and an **understairs cupboard** off.

The dual aspect **sitting room** overlooks the front garden and has a large inglenook fireplace with a contemporary gas stove. Also off the hall is the dual aspect **dining room** with inset glass shelving, which is open to the dining kitchen.

Beyond the dining room is the **snug/family room** and the **study** having fitted bookshelves, cupboards and glazed double doors and panels either side leading out to the courtyard.

The **split-level, light and bright dining kitchen** has a 'WOW' factor of its own. The dining area has bi-folding doors out to the garden; as the room is also open to the apex with large skylight windows, natural light floods in. Four oak steps lead up to the kitchen also with bi-folding doors and is comprehensively fitted with base and wall units and an island unit with breakfast bar, both with siltstone worktops, a useful pantry cupboard and integral appliances comprising oven/grill, microwave, combination oven, induction hob with feature extractor and light over, fridge/freezer, separate tall freezer and dishwasher. Off the kitchen is a practical **utility/laundry room** with base units, space for undercounter washing machine and tumble dryer, cloak hooks and airing cupboard housing the boiler and hot water cylinder.

From the hall, the original staircase having a tall mullion window with working shutters leads to the first floor. The staircase splits and off the main landing are three double bedrooms, all overlooking the front garden and served by the good-sized, four piece house bathroom with separate shower and vanity wash basin.

The original staircase continues to the **principal bedroom**, being dual aspect and open to the apex and a **wet room**.

To the east of the house is a **detached stone and slate barn**, (GIA of 2337 sq ft [217.1 sq m]) which has been converted into a self contained cottage, c. 869 sq ft (80.7 sq m), a games room and gym, office, excellent garaging and store.

The Cottage is perfect for visiting family or friends, dependent relative, holiday lets or longer term lets. A cobbled approach leads to the entrance, set within the original barn opening, and into a part double height hall with understairs cupboard and a two piece cloakroom off. The open plan living/dining/kitchen is light and bright with two picture windows as well as a glazed door and tall windows either side leading out to the garden. To the first floor is a four piece bathroom and a generous double bedroom, being part open to the apex with cruck beams, two conservation style skylights and a large window from which to enjoy the countryside views. To the rear is a private east, facing garden with decked terrace, lawn and planted beds. There is also a private parking space.

Attached to the cottage is a fabulous sun-filled **games room** and **gym** with two piece **cloakroom** - children and adults alike will love it! If you work from home, there is a **dedicated home office** with a separate entrance and an attractive outlook across the gardens. There is the potential to convert this space into a single level living space (subject to the relevant consent).

There is also a **double garage** with up and over electric doors, power and light and a **store** with cold water tap, power and light.

Outdoor space

The property sits within **beautiful, mature gardens** and **grounds**, in all, **c. 1.92 acres, (0.78 hectares)**.

A private drive with cherry trees to one side provides **excellent parking provision**.

A wrought iron gate leads from the drive into the front **south-facing garden** with a gently sloping lawn, a formal parterre and terrace. The front elevation is partly adorned with clematis, honeysuckle and rose.

Steps leads down to a **flagged courtyard** with box garden and rear access to the house.

To the rear, generous lawns, mature trees including a majestic cedar, thought to date back to the 16th century, seating terraces, a small orchard with apple and pear trees and a covered pergola. Also to the rear, is a **secluded flagged courtyard** with a planted bed and access from both the dining kitchen and the snug. A feature stone arch and wrought iron gate leads to the main garden.

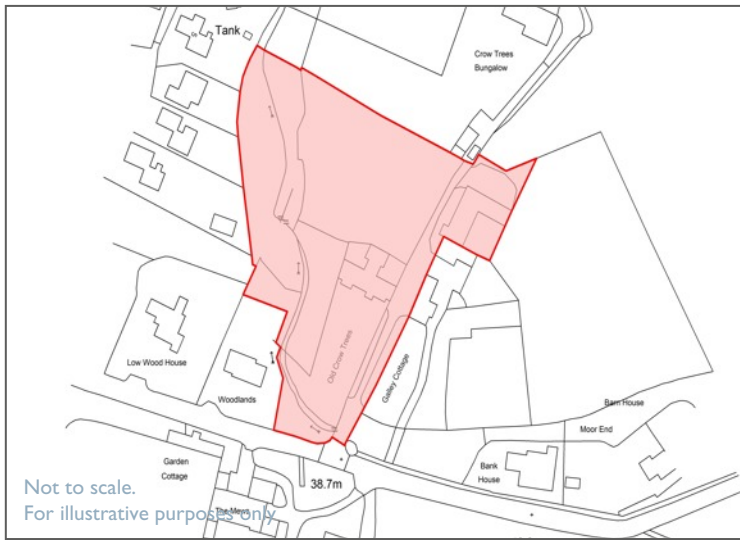
To the eastern boundary, there is a **woodland area** carpeted with wild garlic in the spring and leading down to the beck.



Services and specifications

- Mains electricity, gas and water
- Drainage to a sewage treatment plant installed in 2025 and shared with neighbouring Galley Cottage
- Gas central heating with two separate boilers
- Gas stove in the sitting room in the house
- Wood burning stove in the living/dining kitchen in the cottage
- Underfloor heating (water fed) in the dining kitchen and utility room
- The bath/shower rooms in the house and the bathroom in the cottage both have electric (controllable) underfloor heating
- A combination of wooden framed bi-fold doors and metal framed double glazing to the windows
- Double glazed windows in wood frames in the cottage, games room/gym and office
- High gloss olive wood veneer and contrasting cream kitchen units by Leicht Kitchens in the house
- Mamoulain floor in the kitchen and Westmorland green slate flooring in the dining area
- 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 b4m.org.uk
- Surround sound in the dining kitchen, sitting and dining rooms
- Security alarm
- EV charger
- External water tap
- External power points and lighting





The finer details

Council Tax

Old Crow Trees is currently banded G 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

- Included in the sale: carpets, curtains and blinds, curtain poles, light fittings and integral appliances
- Available separately: contents of the cottage, games room, gym, white goods, garden furniture, planters and troughs.
- The property is Grade II Listed - List Entry Number 1362563
- Freehold, with vacant possession on completion

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.



Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

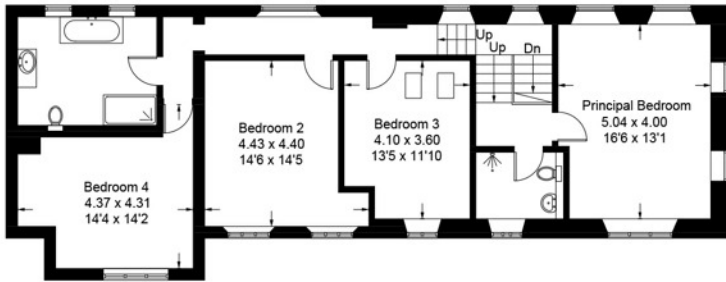
015242 74445
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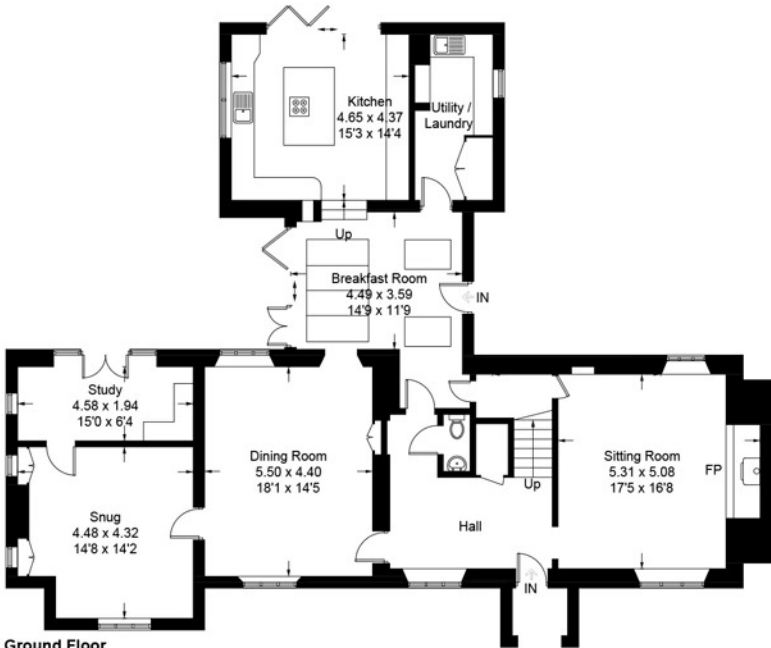
estate agents

Old Crow Trees, Melling, LA6 2RE

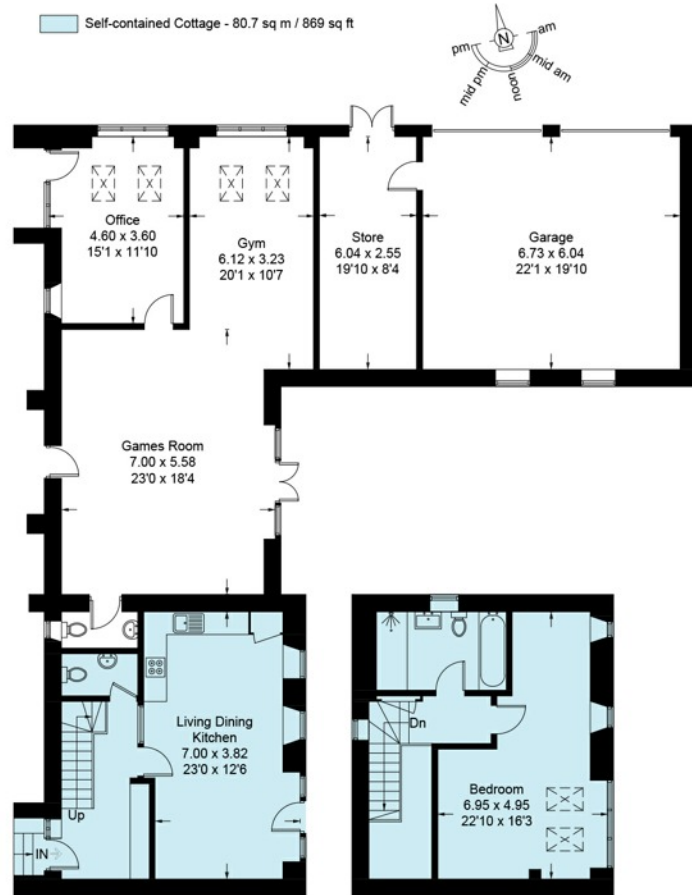
Approximate Gross Internal Area = 256.2 sq m / 2758 sq ft
Outbuilding = 217.1 sq m / 2337 sq ft
Total = 473.3 sq m / 5095 sq ft



First Floor



Ground Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

Outbuilding - First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288173)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	82
EU Directive 2002/91/EC			
www.epc4u.com			

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