



Melling

£397,500

Underhill, Melling, Carnforth, Lancashire, LA6 2RA

Underhill is a charming semi-detached barn conversion set back from the main road in the popular village of Melling. Accessed via a shared entrance, there is a driveway with access to the garage, the property is within easy reach of the surrounding countryside. With characterful features throughout, the home offers a warm and traditional feel with excellent scope for a new owner to add their own personal touches.

Melling is a picturesque and well-regarded village, known for its welcoming community, historic character and beautiful rural surroundings. Situated within the Lune Valley, the village offers a charming blend of countryside living with convenient links to nearby market towns and transport routes, making it an attractive location for families and those seeking a quieter lifestyle while remaining well connected.

Quick Overview

Semi-Detached Barn Conversion

Countryside Village Location

Close Links to Lancaster & Kirkby Lonsdale

Flexible Accommodation over Three Floors

Character Features Throughout

Off Road Parking & Garage

Enclosed Garden

Countryside Views

Ultrafast Broadband Available



4



2



2



TBC



Ultrafast
Broadband*



Off Road
Parking

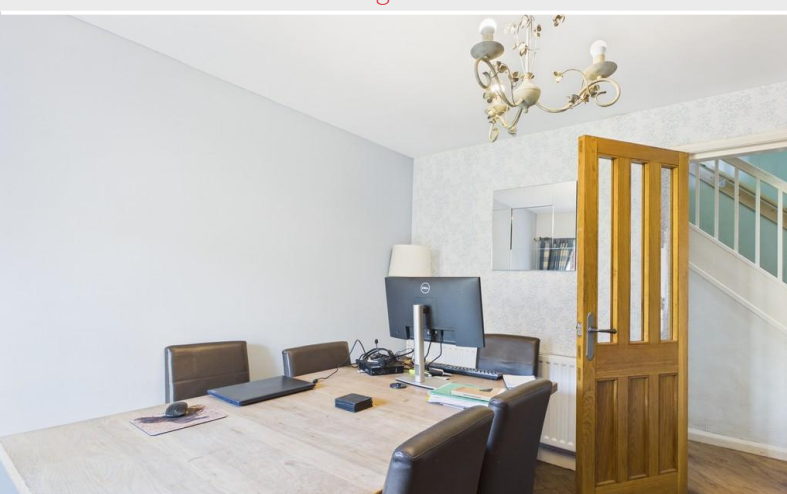
Property Reference: KL3703



Living Room



Living Room



Dining Room



Kitchen

To the front of the property is a lawn garden, a wonderful morning sun trap with space for outdoor seating. A gate opens into the main garden, enclosed for privacy and laid to lawn with additional seating areas and provides access to the garage.

The front door opens into the hallway, where there is access to the main living areas and stairs to the first floor. To the right is the living room, featuring front aspect windows and ample space for comfortable seating. The room offers a cosy atmosphere while allowing scope for adding personal touches. To the left of the hallway is the dining room, which provides space for a dining table and enjoys a pleasant outlook over the garden.

At the end of the hallway is the kitchen, fitted with modern wall and base units, complementary worktops and upstands, and a 1½ Franke sink. Integrated appliances include a fridge/freezer, AGA, Neff microwave and wine cooler. A charming stable door with a feature beam above opens directly into the garden. The hallway also benefits from a useful understairs cupboard, ideal for coats and shoes.

The first floor landing leads to two bedrooms and the main bathroom. Bedroom three is a double room with a window overlooking the garden and integrated wardrobes. The bathroom is generously sized and includes an airing cupboard, bath, W.C. and sink, with scope for updating to suit personal tastes.

The main bedroom is full of character, featuring a vaulted ceiling with exposed beams, space for a double bed and dual aspect windows that fill the room with natural light. The en-suite is modern in design and comprises a vanity sink, W.C. and a walk-in shower with waterfall shower head and handheld attachment.

Stairs rise to the second floor, where there are two further bedrooms. Bedroom two is a generous double room with a large window, while bedroom four is a single room that could also serve as a nursery, study or hobby space.

With feature beams running throughout the property and a cosy, traditional feel, Underhill offers a wonderful opportunity to create a characterful family home in a desirable village setting.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Living Room 12' 8" x 17' 1" (3.86m x 5.21m)

Dining Room 10' 0" x 10' 8" (3.05m x 3.25m)

Kitchen 8' 10" x 17' 2" (2.69m x 5.23m)

First Floor

Bedroom One 10' 0" x 17' 8" (3.05m x 5.38m)

Bedroom Three 9' 6" x 14' 9" (2.9m x 4.5m)

Second Floor

Bedroom Two 16' 3" x 8' 9" (4.95m x 2.67m)

Bedroom Four 9' 5" x 7' 2" (2.87m x 2.18m)

Garage With up and over door, light and power.

Property Information

Parking

Driveway provides parking for 2/3 cars.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

What3Words [///split.sunbeam.sprain](https://www.what3words.com/split.sunbeam.sprain)

Viewings

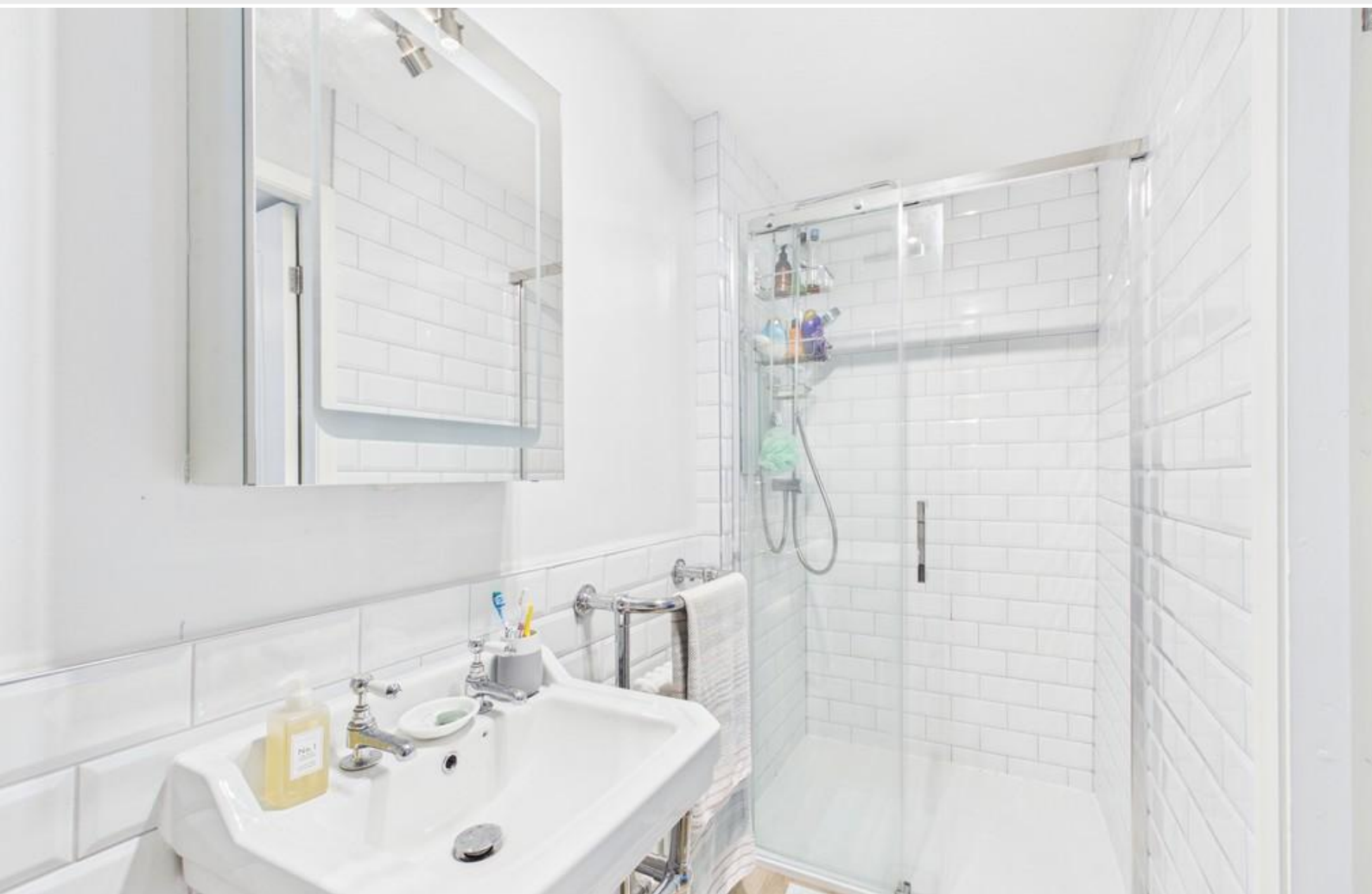
Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



En Suite



Garden



Garden

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



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

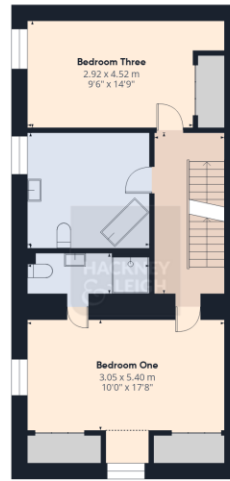


Can we save you money on your **mortgage**? Call us on: **01539 792033**

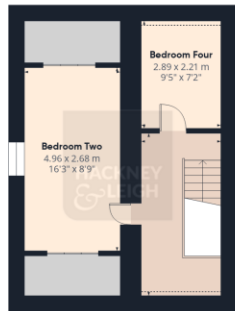
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

147.7 m²
1589 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/03/2026.

Request a Viewing Online or Call 015242 72111