



Melody House

Haverthwaite, LA12 8AF

Offers In The Region Of £625,000



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We're pleased to present this beautiful former Lakeland inn, once known as the Hark to Melody Inn (circa 1745), now thoughtfully reimagined as a characterful and welcoming home. Rich in heritage yet comfortably modern, the property blends original features with considered updates to create a space that feels both timeless and effortlessly liveable. Generous in feel and size, set against charming gardens with a woodland backdrop, it offers a rare opportunity to acquire a home of genuine substance and story.

Steeped in South Lakeland history, this stunning former public house - once known as the Hark to Melody Inn - has been thoughtfully transformed into a substantial and character-filled family home. Generous in scale and rich in charm, the property offers a wonderfully warm and inviting atmosphere throughout. At the heart of the home sits a striking central lounge, complete with log burner and dual open access into the kitchen-breakfast space, enhancing both flow and sociability. A cosy snug with multi-fuel log burner provides the perfect retreat, while a private and intimate dining room creates an ideal setting for entertaining. The naturally light kitchen provides a welcoming everyday entrance to the home, with breakfast bar seating and double doors opening directly onto the delightful country garden - a peaceful setting enjoying superb views towards ancient surrounding woodland. To the first floor are four well-proportioned double bedrooms, including an impressive master suite with a four-piece en-suite bathroom. A stylish shower room serves the remaining bedrooms. The second floor offers two further large and highly versatile rooms, currently utilised as light-filled office spaces but equally suited to additional bedrooms, hobby rooms or studio space. Externally, the home provides all important off-road parking and a well presented and private garden area complete with mature borders and stunning undisturbed outlooks. Melody House is a superb and distinctive home where history, warmth and space combine beautifully - internal viewing is essential to fully appreciate the atmosphere and flexibility on offer.

Entrance Hall

18'2" x 3'7" (5.552 x 1.113)

Lounge Area

21'4" x 19'10" (6.525 x 6.065)

Snug

18'2" x 11'5" (5.559 x 3.486)

Dining Room

12'4" x 8'9" (3.771 x 2.682)

Kitchen-Breakfast Bar

21'0" x 7'11" (6.419 x 2.432)

Utility Room

11'11" x 6'10" (3.637 x 2.088)

Ground Floor WC

6'11" x 5'0" (2.112 x 1.547)

Landing

12'6" x 7'10" (3.815 x 2.404)

Bedroom One

19'7" x 12'1" (5.976 x 3.695)

En Suite

12'2" x 7'9" (3.712 x 2.376)

Bedroom Two

18'1" x 11'6" (5.518 x 3.512)

Bedroom Four

12'10" 9'0" (3.921 2.756)

Bedroom Three

12'8" x 10'6" (3.883 x 3.218)

Shower Room

6'6" x 5'11" (1.999 x 1.815)

Attic Landing

9'11" x 6'9" (3.034 x 2.059)

Attic/Study Room One

21'0" x 19'7" (6.426 x 5.989)

Attic/Study Room Two

12'3" x 19'1" (3.736 x 5.821)

Outbuilding/Log Store

5'1" x 4'11" (1.572 x 1.512)



- Character Packed Family Home
- Four Generous Bedrooms including Master with Ensuite
- Private Garden and Off Road Parking
- Space, Warmth and History in one Exceptional Home.
- Striking Living Accommodation
- Two Versatile Top-Floor Rooms — ideal for offices, studios or extra bedrooms.
 - Countryside Views
 - Council Tax Band D



Road Map



Terrain Map



Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

