

YEW TREE COTTAGE

£585,000

Melling, LA6 2RE

Dating back to 1756, an utterly delightful, detached cottage, offering an opportunity for upgrading, within an attractive Lune Valley conservation village setting.

Set over two floors, the character accommodation is spacious and light with an enclosed porch, sitting room, snug, a dining kitchen, cloakroom, three double bedrooms, an ante room and house bathroom. Private parking for several cars, delightful gardens with lawns and seating areas and a small parcel of woodland, 0.24 acres (0.10 hectares). In all, c. 0.40 acres (0.16 hectares).

Highly accessible for road and rail links and within walking distance of the church, village hall and primary school.





Welcome to **YEW TREE COTTAGE**

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Here's our Top Ten reasons to love Yew Tree Cottage:

- 1. As pretty as a picture** - in a slightly elevated position and set back off Lodge Lane, a charming period cottage, dating back to 1756, which has been extended over the years and is now ready for the next custodians to upgrade and maybe reconfigure to their specification and create a modern home for the 21st Century.
- 2. Character features** - ceiling beams, some sash windows, fireplaces with flagged hearths (the sitting room fireplace has decorative tiled slips), recess shelving with cupboards under, tongue and bead doors with Suffolk latches, panelled doors and exposed wooden and quarry tiled floors.
- 3. Spacious accommodation** set over two floors, with a gross internal measurement of c. 1418 sq ft (131.7 sq m).
- 4. Come on in...** through the enclosed porch with double opening, part glazed Gothic arch doors and stone benches into the generous triple aspect **sitting room**, with fireplace to one end and staircase rising to the other. Off here is the **snug**, a lovely light room.
- 5.** Welcoming, triple aspect **dining kitchen** with base and wall units, three oven black Aga and space for an under counter dishwasher and washing machine. There is also a rear vestibule with door to the garden and a two piece **cloakroom**.
- 6. Sweet dreams** - a half return staircase leads to a split-level landing, three double bedrooms and an ante room. Off the main landing, an ante room leads through to bedroom 2, both being dual aspect. A corridor could be created to provide a fourth bedroom or it could be used as a dressing room or nursery. Bedroom 3 is also dual aspect and overlooks the garden. Off the lower landing is triple aspect bedroom 1 with a pedestal wash basin, and a three piece house bathroom.
- 7. Delightful gardens** - to the north is a private garden with flagged seating terrace, herbaceous borders and a gently sloping lawn. To the east, a wrought iron gate leads onto a cobble and flag path, manicured lawn and well stocked borders. There is also a small cobble and flag **courtyard** off the kitchen - a real suntrap and the perfect spot for morning coffee.
- 8. Amenity land** - to the east of the property is a parcel of **woodland** c. 0.24 acres (0.10 hectares). In all, c. 0.40 acres (0.16 hectares).
- 9. Private parking** - there is private driveway parking for a number of cars.
- 10. A Conservation Area village**, popular Melling enjoys a highly accessible position midway up the Lune Valley, see our local guide on page 5.







Our local area guide

Melling, a **Conservation Area**, is a popular and conveniently placed village within the Lune Valley with local amenities including a primary school, St Wilfrid's Church, a village institute and 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 popular Lunesdale Arms.

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, a satellite for Lancaster. Here you'll find a Co-op, two pubs, a petrol station, chemist, doctors' surgery and churches.

When the bright lights beckon - 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 Hornby, Caton, Melling and Wray.

Walking boots, trainers or picnic flask always ready to go? In terms of surrounding countryside you have the picturesque scenery of the **Lune Valley**, the **Forest of Bowland National Landscape (formerly known as an AONB)** 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 a hundred footpaths and places to enjoy whether straight from the door or with a short drive.

And if you must leave the valley and travel further afield....

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

By train - the nearest main line West Coast stations are Oxenholme (16 miles) or Lancaster with a station at nearby Wennington on the Leeds to Morecambe line - perfect for a day's shopping in Leeds.

By air - Leeds Bradford Airport is 49.9 miles away with Manchester Airport 71.7 miles distant.

Follow us - head along the A683 from J34 of the M6, through the villages of Caton and Hornby and on entering Melling, turn first right onto Lodge Lane, after passing the church on the right. Yew Tree Cottage is on the right hand side after c 0.2 miles. Turn right and keep left, up the drive between the house and the woodland and around to the right.

///what3words reference: ignore.occupations.straddled



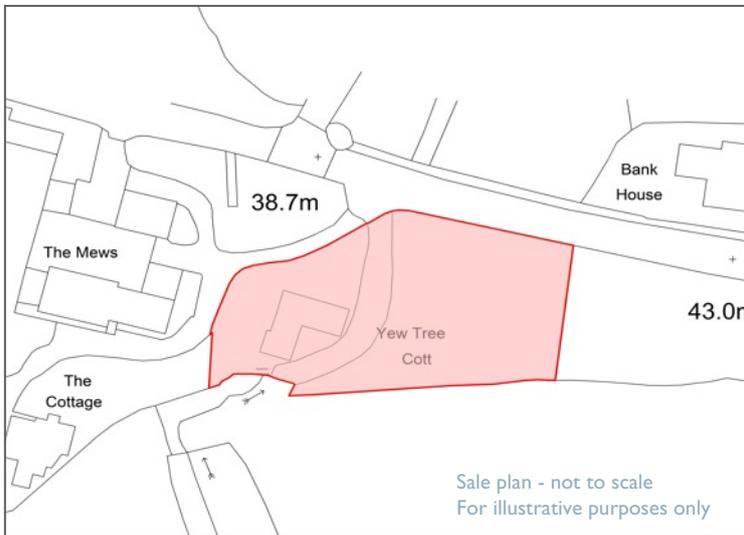
Services and specifications

- Mains electricity and water
- Private drainage to a septic tank shared with three neighbours
- Oil fired Aga
- Electric night storage heaters
- Open fire in the sitting room with a wood burner in the snug
- Single glazing set in wooden frames
- Broadband available



Outlook to the front





The finer details

Council Tax

Yew Tree Cottage is currently banded F 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

- Carpets, curtains and blinds, curtain poles and light fittings are included in the sale

Tenure

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.

Yew Tree Cottage, Melling, LA6 2RE

Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft

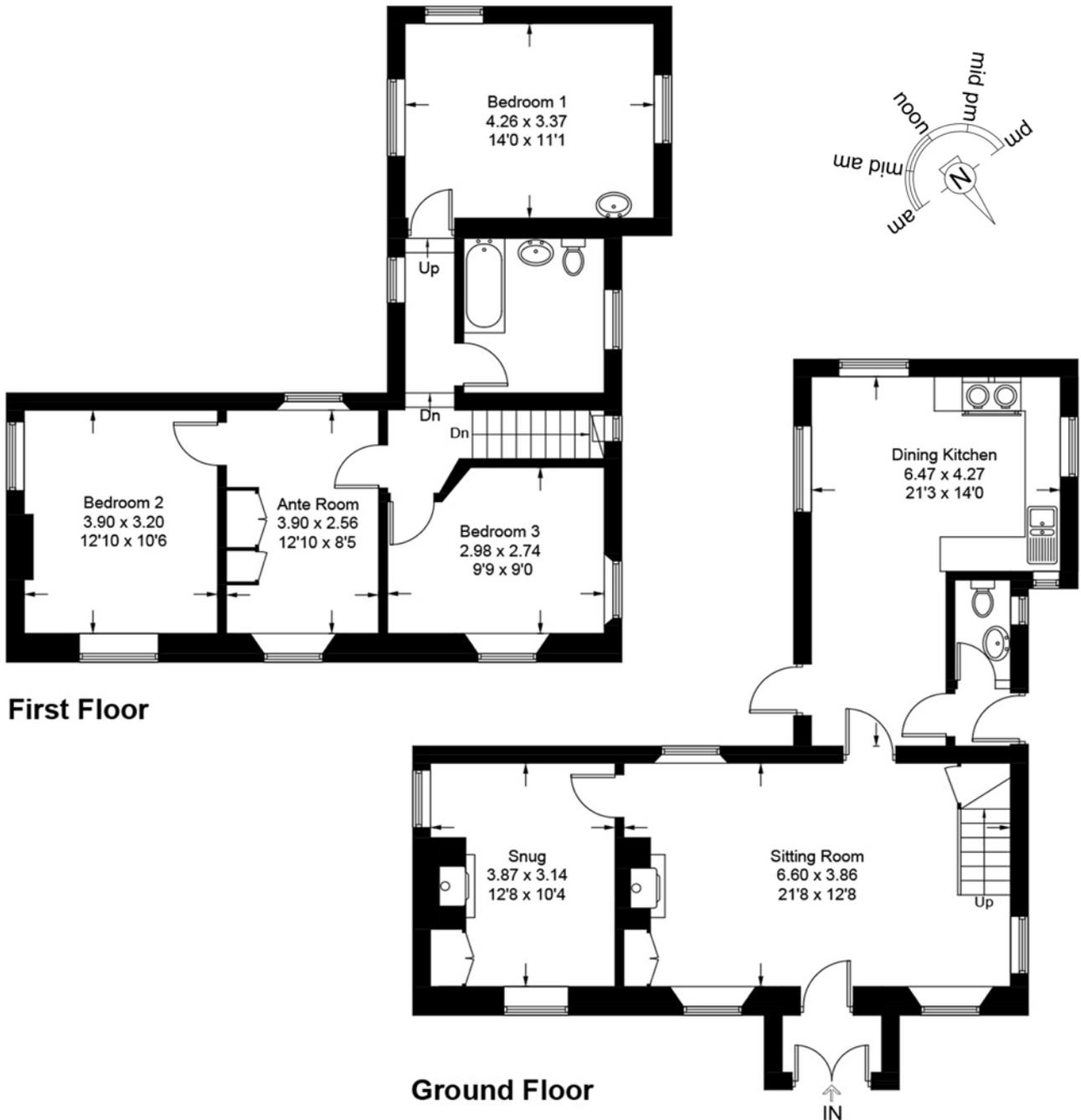


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1131608)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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