



Melling

£525,000

The Old Lune Barn, Melling, Carnforth, LA6 2RA

Welcome to The Old Lune Barn, a fantastic detached barn conversion, being tucked away in the village of Melling and enjoying uninterrupted views over the Lune valley. Offering a unique layout and flexible living, this home presents an ideal opportunity to transform this fabulous detached barn conversion into the perfect home.

Boasting a wealth of traditional features with vaulted ceilings and beams throughout, the well-appointed accommodation briefly comprises a welcoming entrance hall, kitchen, large living/dining area and sun room, as well as three double bedrooms and family bathroom. Completing the picture is the well stocked and mature garden, perfect for outdoor enjoyment, and a detached workshop for those with creative inclinations.

Quick Overview

- Wonderful Detached Barn Conversion
- Three Bedrooms & Two Bathrooms
- Tucked Away in a Peaceful Location
- Close to Local Amenities & Transport Links
- Flexible Living Spaces
- Ideal Opportunity to Create a Fantastic Family Home
- Beautiful, Well-Stocked Gardens
- Uninterrupted Views Over the Lune Valley
- Scope for Modernisations
- Ultrafast Broadband Available



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E



Ultrafast
Broadband*



Off road
Parking

Property Reference: KL3321



Kitchen



Fireplace



Conservatory



Patio Area

Property Overview

On approach to the property, the inviting feel of this home is immediately apparent. Tucked away off the main road, The Old Lune Barn enjoys well stocked and beautifully maintained gardens for privacy, and uninterrupted countryside views which set the tone for this wonderful home.

Step into the entrance hall onto the beautiful wooden floor, showcasing the oak cottage style door and oak staircase with a handy under stairs cupboard for storage. Turning left, steps welcome you into the generous living room with vaulted ceiling. Enjoying beautiful engineered oak flooring, with a fabulous stone fireplace and gas burning stove for those cooler evenings, the room is light and airy with a picture window overlooking the rear garden and door that leads on through to the sun room.

The sun room enjoys a feature exposed stone wall and timber patio doors leading to the garden, creating a seamless blend outside, ideal for dining and taking in the views beyond.

Back into the hallway, you will find the kitchen; boasting a traditional farm house feel, exposed beams and lintels, the kitchen comprises a range of wall and base units with complementary worksurfaces and tiled splash backs, and a one and a half sink unit with mixer tap. Integrated appliances include a double oven, four ring hob and extractor hood, with space for a fridge/freezer and dining table, ideal for enjoying meals with family and friends.

A handy utility can also be accessed from the kitchen, comprising a range of fitted base units, complementary worksurface, tiled splash back and sink unit with pantry style shelving and a part glazed farmhouse style door leading to the rear garden. There is also plumbing for a washing machine, dryer and dishwasher.

Turning right from the entrance hall, you will find the first two bedrooms. Bedroom one is a light spacious master bedroom with vaulted ceiling and large window to the front aspect overlooking the countryside views and enjoys exposed lintels and beams. A built in wardrobe and two walk in cupboards with farmhouse doors allow for ample additional storage. This room also benefits from a three piece en suite comprising a shower, low level W.C. and a pedestal hand wash basin.

Bedroom two is also a double room, with a front aspect window and feature lintels and beams, as well as access to loft. The main bathroom can also be found on the ground floor, comprising a panelled bath, low level W.C., pedestal hand wash basin. Finally, stairs lead to the first floor where you will find bedroom three; a great sized room with dual aspect windows and feature lintels and beams. This room also benefits from access into the eaves storage.



Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom

Location

The idyllic village of Melling has a thriving community centered around the Village Hall which has a busy diary of events throughout the year including live music as well as regular pub and cinema nights. Within the village is a primary school and vehicular repair garage as well as St Wilfred's church. The neighbouring village of Wennington (1.6 miles away) has a station on the Morecambe/Lancaster and Leeds line. Nearby Hornby (1.9 miles distant) offers a shop/newsagent, swimming pool, post office with tearoom, antiques shop and a busy pub. Hornby also has a primary school, day nursery, two churches and a doctor's surgery.

For further amenities, the nearby market town of Kirkby Lonsdale offers plenty of restaurants, pubs and grocery stores or slightly further afield, the historic city of Lancaster along with its array of amenities and mainline railway station lies within 12 miles. Melling is well connected with the M6 motorway less than 10 miles away and local buses running up and down the Lune Valley.

Directions:

Coming into Melling from the north, pass the church on your left and approximately 100 meters further on there are a pair of semi detached stone built cottages. Turn right and follow the drive which will lead you to the parking for The Old Lune Barn.

What3words [///shade.schooling.hulk](https://www.what3words.com/#!/share/3w4w/3w4w/3w4w)

Accommodation (with approximate dimensions)

Living Room 26' 1" x 16' 7" (7.95m x 5.05m)

Sun Room 19' 1" x 15' 4" (5.82m x 4.67m)

Kitchen 13' 10" x 11' 2" (4.22m x 3.4m)

Utility

Bedroom One 22' 3" x 12' 3" (6.78m x 3.73m)

Bedroom Two 17' 2" x 12' 3" (5.23m x 3.73m)

First Floor

Bedroom Three 22' 2" x 11' 10" (6.76m x 3.61m)

Outside

With a sweeping private gravelled drive with ample parking for several cars, there are well established shrubs and trees with patio area and seating and well maintained laid lawn. The walled gardens to the rear of the property are very private and sheltered with mature hedges. Patio area ideal for al fresco dining, BBQ and entertaining and a garden shed ideal for storage.

A further two outbuildings can be found at the front of the property with light and power. Ideal hobby rooms or



Front Garden





Driveway



storage for garden tools/bikes.

Services

Mains water, mains gas and mains electric and private drainage.

Council Tax

Band G - Lancaster City Council

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Rear Garden / Patio

Meet the Team

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



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Old Lune Barn, Melling, Carnforth, LA6

Approximate Area = 2027 sq ft / 188.3 sq m

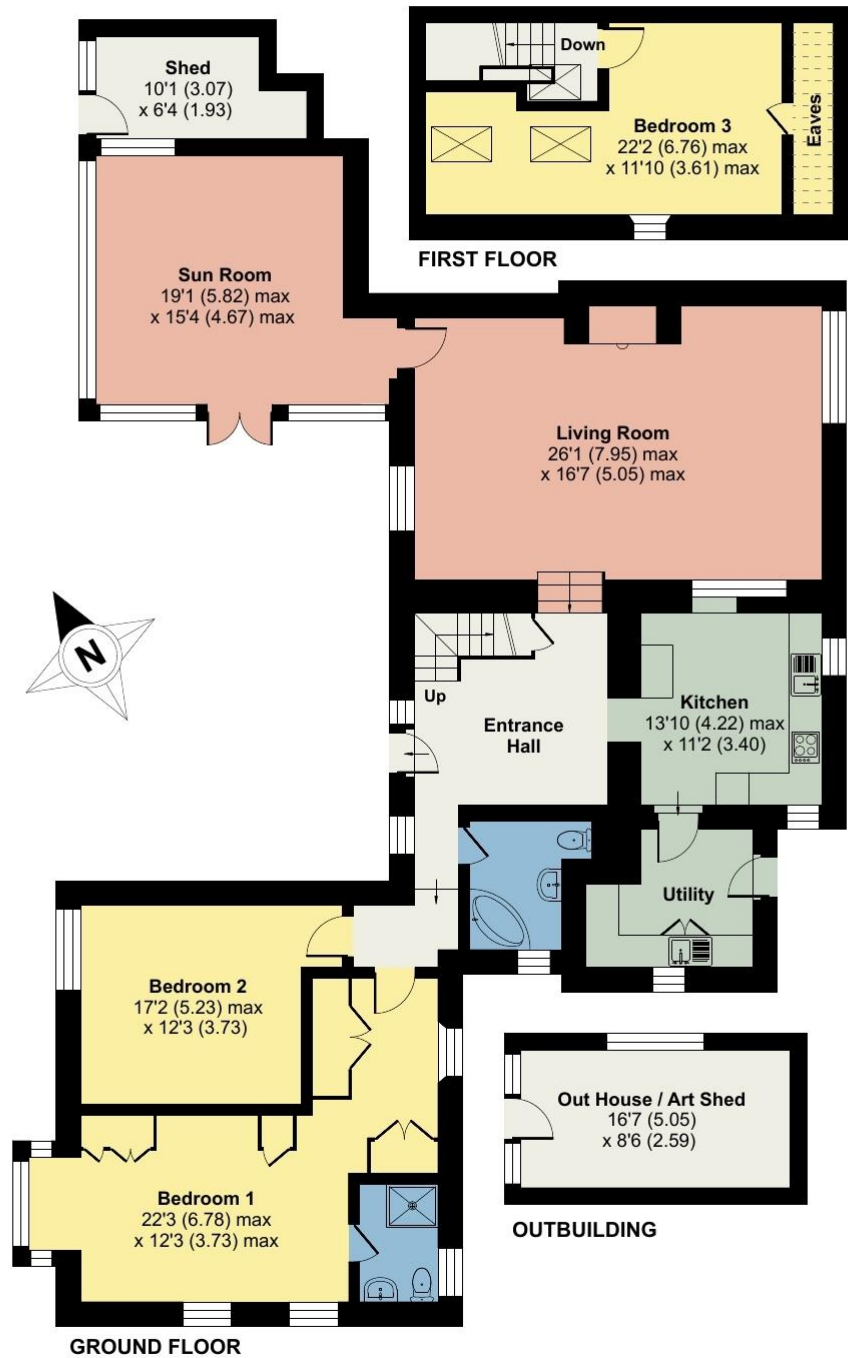
Limited Use Area(s) = 38 sq ft / 3.5 sq m

Outbuildings = 214 sq ft / 19.8 sq m

Total = 2279 sq ft / 211.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 839855

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