



Haverthwaite

£650,000

Melody House, Haverthwaite, Nr Ulverston, Cumbria, LA12 8AF

Melody House is superb and offers everything for everyone! Views, space, location, charm, presentation, versatility and more.....

Comprising Entrance Hall, Dining Room, Snug, Lounge, Utility Room, WC, Kitchen, 4/6 Double Bedrooms (1 En-Suite and 2 used as Home Offices) and Family Shower Room. Outside: Outbuilding complete with wisteria, Garden and Parking - perfection.

Early viewing is highly recommended.

Quick Overview

- Semi Detached - 6 Bedrooms
- 3 Receptions - 2 Bath/Shower Rooms
- Edge of village location
- Superb country views
- Versatile, bijou outbuilding
- Delightful, well tended Garden
- Convenient location for commuters
- Beautifully presented with oodles of exposed features
- Parking for 2 cars
- Superfast Broadband speed 80 mbps available*



6



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MANUALLY

Property Reference: G2913



Cloakroom



Snug



Dining Room



Kitchen

Description So much to say and so little space! Sometimes a property comes along that just has 'that feeling', is just a little bit special, well, Melody House is that.

Originally 'Hark to Melody' the village Pub/Inn built in 1740, Melody House has seen lots of change since then of course not least in the last 6 years from the current owners whose hard work, vision and impeccable taste has paid off and created a sizeable, relaxed, inviting home with very tasteful decor which works perfectly with the exposed features that are celebrated in all forms in here! Low ceilings, wonderful ancient beams, deep set cottage style windows, slate flagged floors, original wooden wall panelling, doors, superb old floorboards and the most incredible thick, curved walls - it really is a gem and an amateur historians dream! Unlike many properties of this era, all rooms are extremely generously proportioned too. During their time at this property the current vendors have fitted a super new Kitchen, replaced Bath/Shower Rooms, created the 2 Home Offices and rebuilt the Garden - this is by no means the total of their work but the expensive parts that a new owner will benefit from! Melody House is a very versatile home that gives the new owners the opportunity to arrange and use rooms in a way that works for them. The current owners use the entire top floor as 2 impressive, large, light Home Offices but of course these could be used as extra Bedrooms, Cinema Room, Hobbies Room etc.

The front door opens into the Entrance Vestibule which is the first inkling of the fascinating and incredible exposed features that run throughout this home. Exposed beams and incredible, original wood panelling. Half glazed door into the 'Open Hallway' with doors to Snug and Dining Room but flows straight into the fabulous Lounge. The Dining Room has deep set window with window seat to the front, original wood panelled wall, exposed beams and amazing, original exposed floorboards. This is a super room for formal Dining. The Snug is more the size of an average Sitting Room but is an additional reception room that can be closed off privately if required. Original floorboards, deep window with window seat, beamed ceiling, wood panelled wall and stone inglenook fireplace with wood burning stove. Ahhhh the lit stove, a Christmas tree and glass of mulled wine.....

The Lounge is a magnificent room with slate tiled floor, deep set window to the rear providing lovely country views, superb inglenook fire place, under-stairs storage cupboard, exposed stone wall and recess and a superb array of exposed beams. A charming and unusual curved wall gently leads down 3 stone steps to the recently replaced Cloakroom and Utility Room which houses the oil central heating boiler. These rooms are tucked away but still very handy.

The Kitchen has 2 open door ways from the Lounge. Twin windows, 'Velux' window and French doors which provide not only huge amounts of natural light but also a lovely aspect into the Garden and surrounding countryside. The Kitchen has a pitched ceiling with an impressive array of stunning beams and slate tiled floor. The wall and base cabinets are modern and simple in 'off white' with contrasting black work-surfaces and inset 1½ bowl sink. Integrated dishwasher and fridge freezer and built-in double oven and induction hob. Direct access to patio for al-fresco dining!

From the Lounge the attractive Oak return staircase with window leads up to the First Floor spacious Landing. Bedroom 1 is a sizeable Double Bedroom with Dressing Area and built-in wardrobe. Half glazed door and steps lead down into the luxurious En-suite 4 piece Bathroom. Large 'Velux' roof window with superb views if you are the right height!!! Bedroom 2 is a large double with front aspect, window seat, exposed beams and recessed cupboard. Bedrooms 3 & 4 are both well



Lounge



Kitchen



Bedroom 2



Bedroom 3



Bedroom 4



En-Suite Bathroom to Bedroom 1

proportioned Double Rooms with window seats exposed beams and pleasing country views. The Bathroom has an enviable large, deep bath, corner shower, WC and wash hand basin set into a vanity unit. Eaves storage cupboard and complementary tiling. The family Shower Room has a modern white suite comprising low flush WC, corner shower enclosure and contemporary sink set into the window recess.

From the First Floor Landing the return staircase leads to the Second Floor which has a lovely Landing with ample space for a relaxing chair. Large 'Velux' window, eaves storage and doors to the final 2 rooms. Both rooms on this floor are currently utilised as incredibly spacious and light 'his and her' Home Offices - so much more than the average Home Office! Very light and airy and we imagine inspiring places to work! Needless to say there are more exposed beams and floorboards and both of these versatile rooms could be whatever your family requires.

Outside there are the former original lavatories for the former Public House which are currently divided into 2 stone Outbuildings. One is a useful Garden/Log Store with pretty wisteria growing up outside and the other a future bijou Gym! The Garden is wonderful and private with a lovely sunny sitting area and wonderful, colourful, well tended and established Cottage Garden. Enclosed with stone wall and gates and having a wonderful, far reaching country view backdrop directly outside the Kitchen and really is the perfect accompaniment to the rest of the house. Parking is provided for 2 vehicles on the shared driveway adjacent to the Garden.

Location Melody House is tucked away in a little cluster of properties and makes the absolute most of the wonderful views. Just a mile or so from the base of Lake Windermere with the attractions of the Lake District practically on the door step, the quaint market town of Ulverston and Grange over Sands with rail, shopping and medical facilities are both approximately 15 minutes by car and approx 30 minutes from junction 36 of the M6 Motorway, this property is extremely conveniently situated.

To reach the property follow the A590 in the direction of Barrow in Furness, passing Newby Bridge and Backbarrow. Continue past Haverthwaite Railway and at the cross roads take the left turn opposite the right turn to Grizedale\Bouth. Follow the road around locating 'Playdale' on the right and the discreet shared driveway for Melody House is opposite on the left hand side.

Accommodation (with approximate measurements)

- Entrance Vestibule
- Hallway
- Dining Room 12' 5" x 8' 10" (3.78m x 2.69m)
- Snug 18' 3" max x 11' 5" max (5.56m max x 3.48m max)
- Lounge 20' 1" max x 19' 10" max (6.12m max x 6.05m max)
- Utility Room 11' 3" max x 6' 10" max (3.43m max x 2.1m max)
- Cloakroom
- Kitchen 21' 0" x 7' 11" max (6.4m x 2.41m max)
- Bedroom 1 19' 8" max & 14' 7" min x 12' 1" max (5.99m max & 5.99 min x 3.68m max)
- En-suite Bathroom
- Bedroom 2 18' 1" x 11' 6" (5.51m x 3.51m)
- Bedroom 3 12' 9" max x 10' 8" max (3.89m max x 3.25m max)
- Bedroom 4 12' 10" max x 9' 0" max (3.91m max x 2.74m max)
- Family Shower Room
- Bedroom 5 (Home Office 1) 19' 2" x 12' 3" (5.84m x 3.73m)
- Bedroom 6 (Home Office 2) 21' 1" max x 19' 7" max (6.43m max x 5.97m max)



Bedroom 1



Office/Bedroom 6



Garden



Garden



Patio and Garden

Outbuilding/Gym/Store

Services: Mains electricity, water and drainage. Oil central heating to radiators - new boiler Nov 2023.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 04.05.24 not verified

Council Tax: Band D. Westmorland and Furness Council

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/guarded.sweetened.meant>

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1400 - £1500 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



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Haverthwaite, Ulverston, LA12

Approximate Area = 3095 sq ft / 287.5 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 3201 sq ft / 297.2 sq m

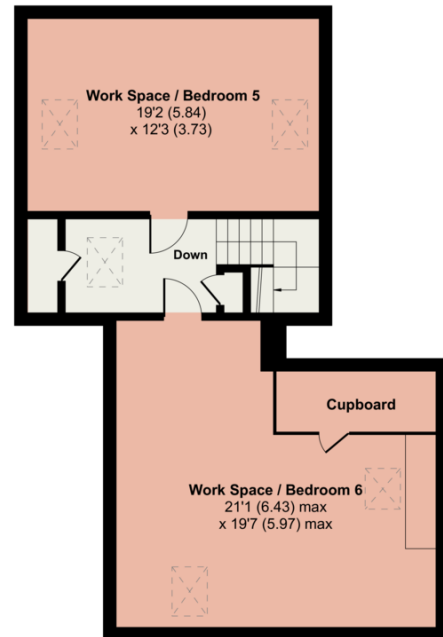
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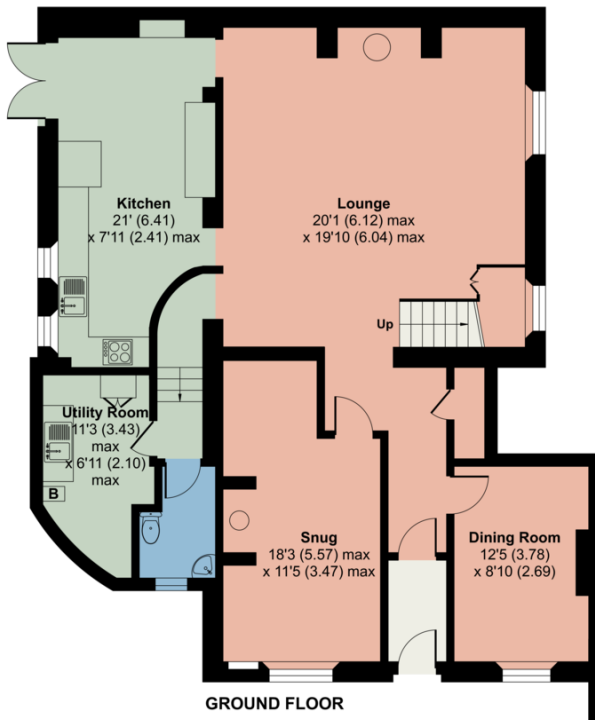
Denotes restricted head height



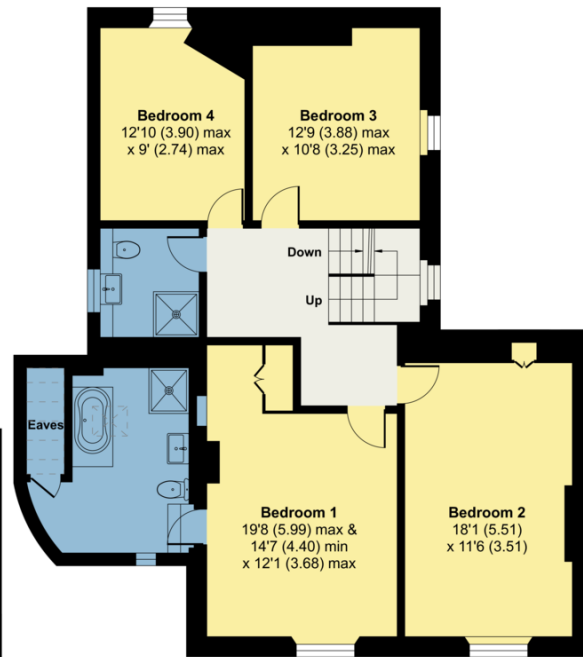
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Hackney & Leigh. REF: 1126518

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