



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



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TBC



Ultrafast
Broadband*



Off Road
Parking

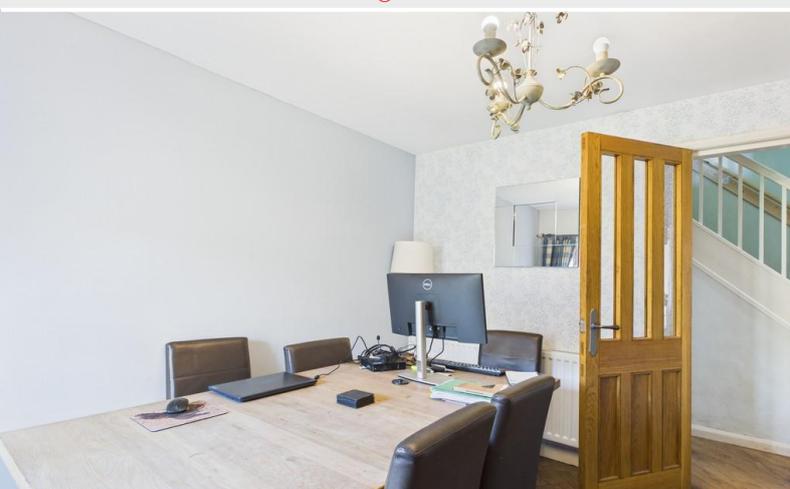
Property Reference: KL3703



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)

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Bedroom One



En Suite



Garden



Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

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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.

GIRAFFE 360

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