



 1 Melling Hall



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1 Melling Hall, Melling, Carnforth, Lancashire, LA6 2RA

This is a rare opportunity to acquire a Georgian house of great stature and superb quality which has been extensively and sympathetically refurbished and modernised by the current owners and carefully designed to work equally well as a principal family home or a weekend getaway.

Quick Overview

Grade II Listed Five Bedroom Home
Three Reception rooms
Character and Original Features
Beautiful Terraced Garden
Sweeping Driveway



Welcome

Melling Hall is a fabulous period residence located within the picturesque Lune Valley village of Melling conveniently placed for the many amenities provided by neighbouring villages, historic Lancaster City and the market town of Kirkby Lonsdale.

As you walk through the stone pillared portico with a sense of anticipation, you enter into the truly impressive hall with archways, marble fireplace, ornate plasterwork, Flemish chandelier and the sweeping Gillows staircase to the galleried landing.



Ground Floor

From this inspiring start to your journey you move into the spectacular drawing room.

The principal features of the room are the beautiful fireplace with its carving matching the ceiling cornice above and the ornate alcove with superb plasterwork.

Three large sash windows with shutters look out over the terrace and garden and fill the room with light. The drawing room lends itself perfectly to both entertaining and family living.

Specifications

Entrance Hall
19' 8" x 15' 5" (5.99m x 4.7m)

Living Room
26' 3" x 18' 4" (8m x 5.59m)





Kitchen and Dining

The inner hall with a super period store cupboard and original slate floor leads you through to the kitchen, with cabinets designed to match the original panelling in the room, granite worktops and Belfast sink. Fitted with a range of integrated Siemens appliances including fridge/freezer and dish washer, there is a Smeg range with double oven and six ring gas hob with extractor hood over. The large sash window to the rear aspect overlooks the terrace and garden and the French windows lead out onto the terrace and from there to the garden. Ceiling down lights, central light point, coving and architrave, feature multifuel log burner with stone hearth and surround. Original stone flagged floor.

A couple of steps across from the kitchen is the dining room, originally the Butler's parlour. Again beautifully proportioned and perfect for entertaining, with feature stone fire place, original polished oak floorboards and cast iron radiators. The dining room has a lovely sunny aspect, fully exploited by the large window.

The house has the benefit of a downstairs cloak room/ W.C. with

Specifications	
Kitchen	
15' 5" x 15' 1" (4.7m x 4.6m)	
Dining Room	
15' 5" x 15' 1" (4.7m x 4.6m)	



First Floor and Master Suite

As you ascend the magnificent Gillows staircase to the first floor landing you can fully appreciate the superb craftsmanship in the ornate plasterwork of the ceiling and the arched balconies. Light pours through the large multi-pane windows highlighting the Georgian features. Off the landing are the three sumptuous en-suite bedrooms.

Specifications

Master Bedroom
17'8 x 16'5 (5.38 m x 5.00m)

The spacious master suite is beautifully presented with classic décor having two sash windows with shutters to the rear aspect overlooking the garden with views across the countryside. The chandelier, down lights and cast iron radiators all add to the sense of luxury. The classically styled en-suite includes a roll top bath with shower over, pedestal wash basin and a low-level W.C. Down lights and side lighting, part tiled walls with complementary tiled flooring and heated towel rail.





Bedrooms Galore

Specifications

Bedroom 2
15' 5" x 15' 1" (4.7m x 4.6m)

Bedroom 3
15' 5" x 15' 1" (4.7m x 4.6m)

Moving from the Master suite past the two magnificent arched galleries you arrive at the second bedroom. Again, this spacious double bedroom has two sash windows with shutters to the rear aspect, overlooking the garden and views, filling the room with natural light. There is a beautiful original feature fireplace with Dent marble surround, beautiful ceiling corning and original restored floorboards.

This bedroom enjoys a spacious four-piece en-suite bathroom comprising free-standing roll top bath with hand shower, separate shower cubicle, vanity wash basin and a high-level W.C. As with all the bedrooms, the extractor fan can be switched off, allowing a peaceful soak in the bath while you look over the countryside with a glass of fizz in your hand.

The third bedroom is found across the landing from bedroom two and has a large sash window with shutters to the front aspect, feature cast iron open fire, cast iron radiators period built-in wardrobe and beautifully restored original floor boards. The third bedroom's en-Suite comprises three-piece suite, including shower cubicle, wall hung hand wash basin and a low level W.C., and marble-design wall and floor tiles.



Second Floor

The current owners have converted the second floor into a dramatic and contemporary loft-style apartment, ideal for a growing family or for those working from home. If looking for an extra income stream, the apartment would also be ideal for Airbnb. One of the bedrooms is ensuite and there is a separate WC with hand basin, which could be easily be converted into a full shower room. In addition to the two bedrooms there is a large sitting room and separate kitchen.

The first bedroom in the apartment (fourth in the house) has an impressive vaulted ceiling displaying the beautiful original oak beams, and two sash windows to the front elevation. The original open fireplace has stone surround and cast iron fire. The ensuite to this bedroom is more modern, to suit the loft style of the apartment, with a panel bath and shower, vanity hand wash basin and a low-level W.C. There are fully-tiled walls with complementary tiled flooring.

With the second bedroom in the apartment (fifth in the house) currently used as an office workspace, it shows how readily the apartment could be turned to business use. This room has exposed stonework and a striking vaulted ceiling showing off the oak beams, two sash windows overlooking the rear garden and a polished wood floor.

Two steps lead up to the fabulous sitting room, with an impressive vaulted ceiling showcasing the original oak beams. A Velux roof light and two windows overlooking the front drive fill the room with natural light. Ideal as a separate living space for older children and already wired for a projector and surround sound for use as a fantastic cinema/gaming room, what more could you wish for?

Across the landing is the kitchen which is fitted with a range of wall and base units and complementary granite pattern worktops over, complementary upstands and splashback. Double bowl sink units and mixer tap over, single oven and dishwasher. The vaulted ceiling shows off the oak trusses and beams, Velux rooflight and sash window to the rear aspect.

Specifications

Bedroom Five

15' 5" x 15' 1" (4.7m x 4.6m)

Bedroom Four

15' 5" x 15' 1" (4.7m x 4.6m)

Sitting Room

18' 4" x 15' 5" (5.59m x 4.7m)

Kitchen

15' 1" x 15' 10" (4.6m x 4.83m)





Outside

The property has an automatic gated entrance and is approached by a fantastic sweeping drive with ample parking for 8 or more cars. The gardens to the rear of the property are very private and sheltered with mature beech hedges and trees.

The lawns are large enough to enjoy without being a burden to maintain. The large stone flagged terrace is ideal for alfresco dining, barbecues and drinks.

The stone steps lead down to the manicured lawn, with well-established borders and trees and path leading down to the bottom of the garden and the double garage.

The double garage is located at the bottom of the garden and is approached by a separate drive. With light, power and water.

Specifications

Garage
16' 2" x 16' 2" (4.95m x 4.95m)

Work Room
15'5 x 15'1 (4.70m x 4.60m)

Wine Cellar
15'5 x 7'4 (4.69m x 2.24m)

Boiler Room
15'5 x 7'5 (4.69 m x 2.25m)

Important Information

Services:

Mains electricity, mains gas, mains water, and private drainage. All rooms (except bathrooms) benefit from multiple internet, TV and sound connections.

B4RN gigabit broadband is available in the village: ideal for those working from home or running their own business.

Tenure:

Freehold. Vacant possession upon completion.

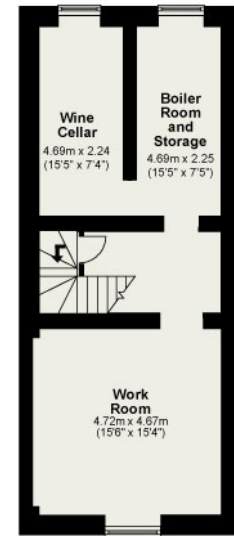
Council Tax:

Band G Lancaster City Council

Energy Performance:

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

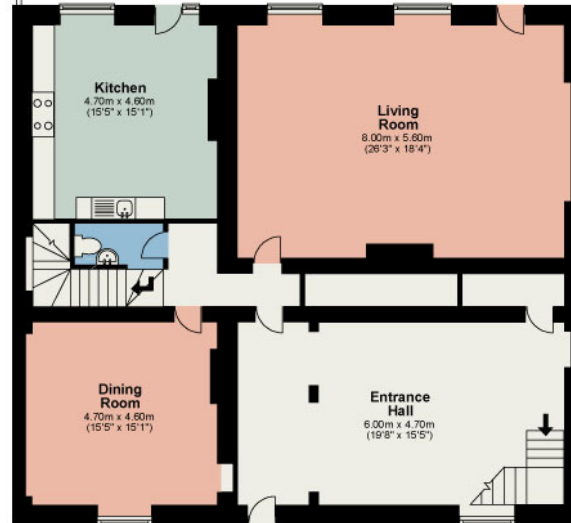
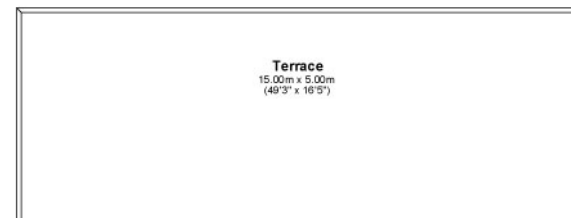
Floorplan & Boundary Map



Basement



Second Floor



Ground Floor



First Floor

Total area: approx. 439.5 sq. metres (4730.3 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3182



Directions

1 Melling Hall, Melling, Carnforth, Lancashire, LA6 2RA

From Kirkby Lonsdale take the A65 towards Ingleton and turn right onto the A683 towards Hornby and Lancaster. Pass through Tunstall and when in Melling turn left towards Wennington, with Melling hall being the second property on your left.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Sales Office.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN

kirkbysales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

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