

The Homestead, Melling

£850,000

This spectacular example of mid-16th century architecture is situated in the heart of Melling, a small parish close to both the Cumbrian and Yorkshire borders.

The Homestead offers, elegance, space, peace, and reminiscence of a bygone age. This phenomenal property is situated in the very centre of several Areas of Outstanding Natural Beauty, including the infamous Trough of Bowland, and the fabulous English Lake District. The Homestead is also located directly across from St Wilfrid's Church, a Grade I listed building originally dating back to the 1300's. Just

a 5-minute drive from the charming village of Hornby and bustling market town of Kirkby Lonsdale and its local amenities, this remarkable period residence, date stones reading 1560, offers tranquil living, alongside all the luxuries of being located in the stunning Lune Valley.

Guarded by two of the Queen's Beasts, the elegant stained-glass doorway welcomes you to this striking property. Inside, the stunning kitchen, surrounded by exposed stone walls, and featuring bespoke free-standing units, including a grand island as the focal point of the room, two large windows allow plenty of natural lighting, along with additional recessed spotlights for those winter evenings when the English sunlight is limited.



Access to the dining room is to the left of the kitchen, with impressive stained-glass windows either side of the stone doorway; it has three double glazed windows along the westward wall. With continued oak flooring, exposed beams and a multi fuel stove in a beautiful stone fireplace; this magnificent dining space replicates the opulent lifestyle of the original 16th century occupants.

To the rear of the dining hall a half glass panelled door gives way to the home's private office space. With tiled flooring, under floor heating and a delightful wood burning stove, this room is the perfect location for those needing a quiet, cosy office in which to work. A convenient stable door gives access to the rear of the property and the exquisite courtyard garden that has adequate parking for up to 2 vehicles.

Moving out into the inner hall sits a grand cantilevered stone staircase, leading both upstairs and down into the spacious cellar, with entry to the bespoke furnished utility room to the left, and to the right, an entranceway to the comfortable lounge area, boasting a marvellous, open fireplace with period surround, exposed beams throughout, and original Victorian tiled flooring.

Progressing up to the split-first floor of this period home, the Master Bedroom sits elevated from the rest of the floor, complete with a grand vaulted ceiling, with quintessentially British beams and trusses, iconic cast iron radiators, and the same alluring exposed stone walls seen throughout the property. The master bedroom of course boasts a spacious en-suite, a vintage, white three-piece suite, with exquisite oak flooring, consistent with the rest of the home.



Moving up to the first floor the breath-taking drawing room sits in the southwest corner of the home, most tastefully and sympathetically decorated. Four windows in a double aspect configuration frame the room, allowing an abundance of natural light to dance through the vibrant panes. The second bedroom is across the hall, with a luxurious open fireplace, and a double-glazed window providing views of the historically significant and gorgeous St Wilfrid's Church, just over the street.

The property's first floor bathroom is lined with a contrasting Charles Rennie Mackintosh period tile finish, comprised of a five-piece suite, including a time-honoured large roll-top bath sat on graceful claw feet, sat in front of a double-glazed window facing out over the adjoined patio.

Advancing to the second floor of the home, via a beautiful solid oak staircase, the light-filled landing continues to display this period property's unique features as the third bedroom is revealed. Another wonderful example of a period fireplace is present, with solid oak flooring and a three-piece en suite bathroom to the right upon entry, housing a slipper bath with traditional claw feet, and a bespoke fitted mirror. The fourth bedroom, also on the second floor of the property, providing views of the historical grounds surrounding the iconic St Wilfrid's church to the east of the property sitting just next door to the 2nd bathroom, boasting a four-piece suite, this bedroom also provides a tiled fireplace and granite hearth, solid oak flooring throughout and wood beams, as seen extensively throughout this most impressive home.

The property also includes access to a large, private garage, with mezzanine storage and double doors, and a generous outdoor patio, visible from the first and second floor windows. There is also a grand, separate area of land, surrounded by mature beech trees, a charming pond and a character-filled summerhouse, which offers a great many delightful uses.





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Ground Floor

Office (4.61m x 2.89m)

Perfect as an office or study, it stands independently from the rest of the property, however still connected to the home via a door at the rear of the dining hall and giving easy access to the rear of the property via a stable door. The study boasts electric under floor heating supplemented by a multi fuel stove sitting on a slate hearth.



Kitchen (8.47m x 3.74m)

The Large kitchen boasting gorgeous stained-glass windows, gives direct access to the dining room, perfect for entertaining. A modern free standing kitchen boasts a full range of high-quality appliances, including an ESSE Ironheart multi-fuel stove.

Utility room (3.46m x 2.39m)

Containing several bespoke utilities, including a Belfast sink, the room also has WC facilities, integrated fridge and freezer, and a washing machine and dryer. There is also plenty of space to use this as a cloak room/shoe store.

Dining room (7.79m x 4.25m)

Vast dining space with a large stone fireplace combined with an integrated multi fuel stove, provides plenty of space for huge gatherings, with fabulous natural lighting emanating from three double glazed windows on the south-facing wall.



Sitting Room (4.54m x 4m)

Comfortable, spacious lounge area, with period surround fireplace and stunning exposed beam ceilings. Victorian tiled floor. Perfect for cosy evenings, relaxing Sunday mornings or those memorable family occasions.

Semi- First Floor

Bedroom 1

(5.78m x 4.14m) en-suite (3.52m x 1.87m)

The master bedroom, accessed by stone staircase, has an attached three-piece en suite, boasts a beautiful Velux window, paradigmatic cast iron radiators and exposed beams with a truly wonderful vaulted ceiling.



First Floor

Drawing room (8.34m x 3.75m)

With views over the church, oak flooring, wooden beams, a large and ornate Georgian stone fireplace, this room provides a huge space for a multitude of purposes and stands in the centre of the home, and we feel boasts enormous potential.



Bedroom 2 (4.6m x 4.06m)

A spacious second bedroom, with easily enough space for a four-poster bed, this room provides views of the nearby St Wilfrid's, and a beautiful, tiled hearth fireplace.

Bathroom 1 (3.47m x 2.39m)

This stunning five-piece suite, finished with green Rennie Mackintosh style tiles, includes a roll-top freestanding bath, a spacious shower cubicle, bidet, and recessed spotlighting.



Second Floor

Bedroom 3

(6.62m x 3.69m) en-suite (2.58m x 1.53m)

A striking rooftop window floods this bedroom with light, it's attached En suite and another beautiful open fireplace and point for a television to be installed, this large bedroom holds potential to act as the master suite.

Bedroom 4 (4.64m x 4.11m)

Exposed beams, oak flooring, and easy access to the second bathroom makes this a perfect guest room, located on the top floor of the house and offering local views.



Bathroom 2 (3.56m x 2.54m)

Four-piece white suite with a free-standing roll top slipper bath and a large shower cubicle. The bath overlooks the rear of the property, allowing views of the patio and surrounding fields whilst one bathes.

Cellar (4.75m x 3/24m)

Full power and tiled flooring, access is via a concealed cantilevered staircase located on the ground floor landing.

Garage (4.75m x 3.24m)

Separate pedestrian access in addition to double doors, with full electric access and mezzanine storage.

Patio

This provides a perfectly enclosed area, ideal for children to play, or to enjoy the sun (or shade) as you dine and entertain outdoors in your own gated space.

Garden

Detached from the house, this huge green space has the potential to develop as you wish, to suit your lifestyle, or just a pleasant area of fresh air for those attracted to a more peaceful life. Carefully planned and planted and surrounded by delightful beech trees and a Hawthorne hedge, the garden is complemented with the summerhouse and ornamental pond as useful additional features to enjoy as you relax. Track access to gated parking area for up to six vehicles.

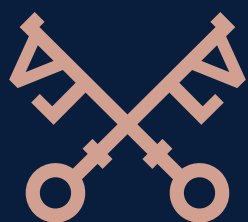


(DISCLAIMER: all potential plans subject to planning permission and/or building approval)

Notes: *All rooms have oak flooring and wooden beams

*King Span insulation between each floor and super nine insulation at roof level

*Meticulously renovated to a particularly high standard



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