



Melling Manor

MELLING



MELLING MANOR



Melling Manor showcases some of the finest aspects of Georgian architecture, often hailed as the golden age of house building. The manor features beautifully proportioned rooms, large multipaned windows, intricate decorative cornices and ceiling roses, high skirting boards, and charming fireplaces, all meticulously restored to blend traditional elegance with modern living.



 lunevalley
ESTATES.



Take a closer look...



Property Type:

Manor House

Square Footage:

4014 sqft

Council Tax Band:

G

EPC Rating:

D

Tenure

Freehold

Why Melling?



MELLING IS A PICTURESQUE VILLAGE WITH A THRIVING COMMUNITY CENTERED AROUND THE VILLAGE HALL, HOSTING EVENTS SUCH AS LIVE MUSIC, PUB NIGHTS, AND CINEMA SCREENINGS. THE VILLAGE INCLUDES A PRIMARY SCHOOL, VEHICULAR REPAIR GARAGE, AND ST WILFRED'S CHURCH.

NEARBY WENNINGTON (1.6 MILES AWAY) HAS A STATION ON THE MORECAMBE/LANCASTER AND LEEDS LINE. HORNBY (1.9 MILES AWAY) OFFERS AMENITIES SUCH AS A SHOP/NEWSAGENT, SWIMMING POOL, POST OFFICE WITH TEAROOM, ANTIQUES SHOP, BUSY PUB, PRIMARY SCHOOL, DAY NURSERY, TWO CHURCHES, AND A DOCTOR'S SURGERY.

FOR FURTHER AMENITIES, THE MARKET TOWN OF KIRKBY LONSDALE OFFERS RESTAURANTS, PUBS, AND GROCERY STORES. THE HISTORIC CITY OF LANCASTER, WITH ITS ARRAY OF AMENITIES AND MAINLINE RAILWAY STATION, IS WITHIN 12 MILES. MELLING IS WELL-CONNECTED, WITH THE M6 MOTORWAY LESS THAN 10 MILES AWAY AND LOCAL BUSES RUNNING THROUGH THE LUNE VALLEY.

Melling Village





PARKING



GARDEN



ADDING TO THE SENSE OF GRANDEUR IS THE MAIN APPROACH: A SWEEPING HORSESHOE GRAVEL DRIVEWAY WITH AMPLE PARKING SPACE. THERE ARE OPPORTUNITIES TO EXTEND THE DRIVEWAY TO PROVIDE ACCESS TO A PROPOSED THREE-BAY OAK GARAGE AT THE REAR OF THE PROPERTY, ALONG WITH THE CONSTRUCTION OF A PATIO AND SEATING AREA AT THE FRONT. A HERITAGE STATEMENT AND DETAILED PLANS FOR THESE PROPOSALS ARE AVAILABLE UPON REQUEST. THE GARDEN FEATURES EXPANSIVE LAWNS ON THREE SIDES, SET AGAINST A BACKDROP OF OPEN COUNTRYSIDE WITH ESTABLISHED TREES AND SHRUB BORDERS, PROVIDING PRIVACY AND SCREENING AROUND THE PROPERTY BOUNDARIES.

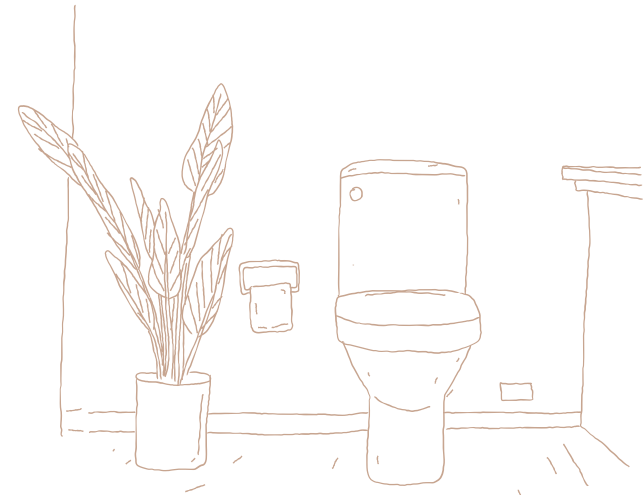




Zzz... 9000







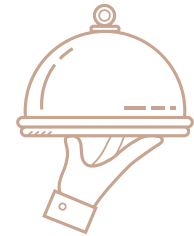
WHERE CAN I FIND...



The Closest Primary School?
Melling St Wilfrid C of E Primary
School is a 4 minute walk,
found just 0.2 miles away.



The Local Shop?
Booths Supermarket is just a
ten minute drive from your
doorstep. Great for those
essentials!



A Delicious Meal?
The Lunesdale Arms and
it's cosy atmosphere await
you, just 1.9 miles away.



Somewhere Nice to Walk
the Dog?
There are plenty of walks on
your door step to enjoy with
or without your four legged
friends!



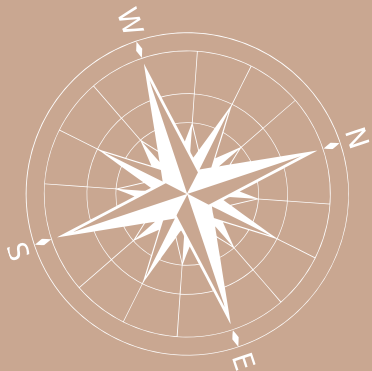
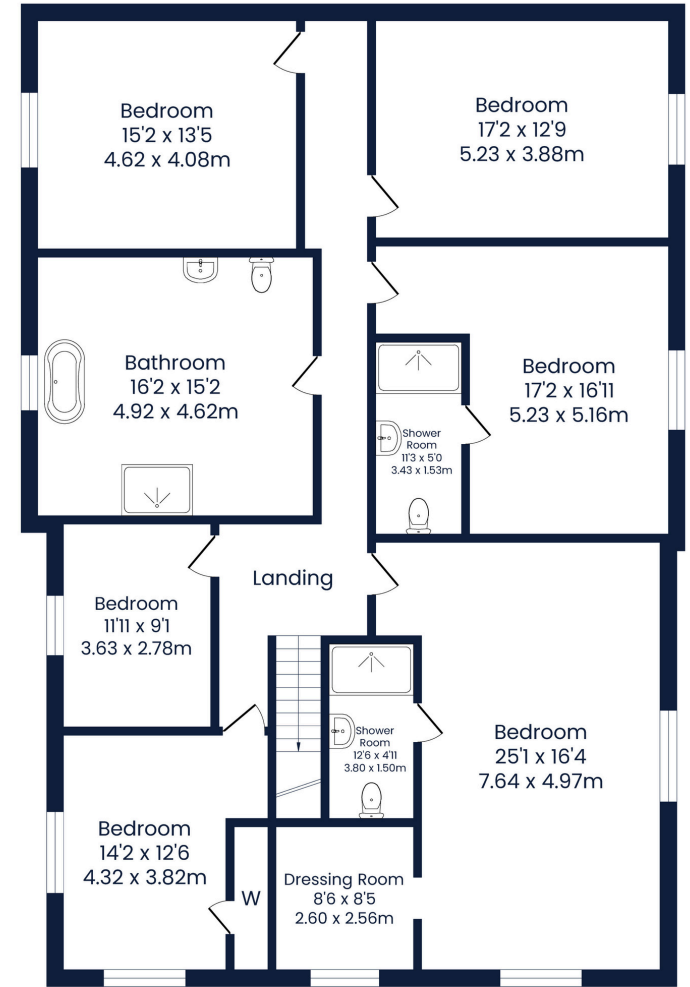
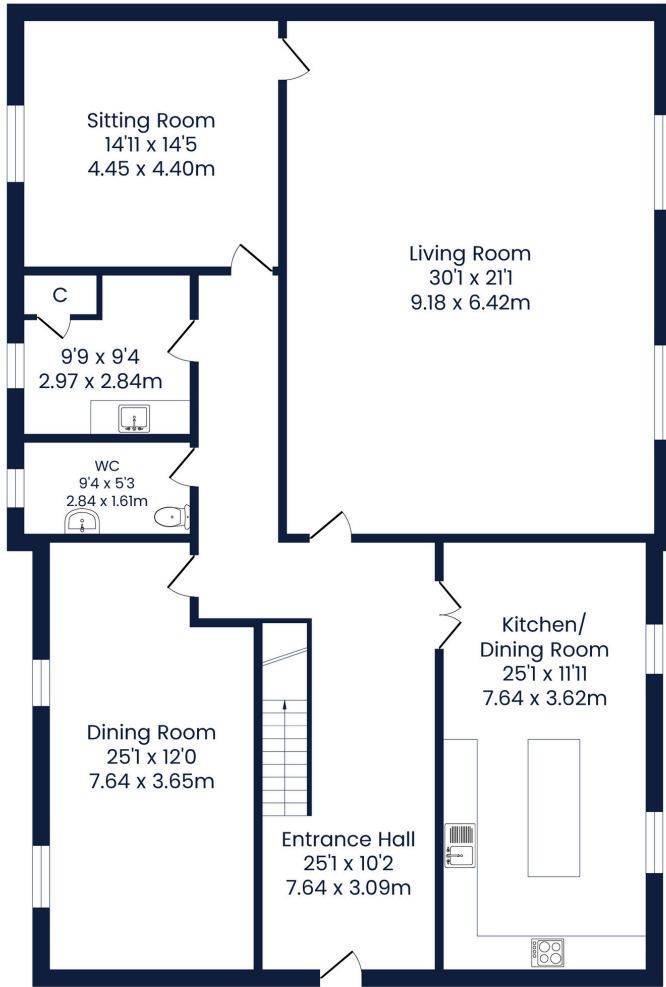
A Refreshing Pint?
The Lunesdale Arms is just a 5
minute drive away, a beautiful
country pub!



The Closest Secondary
Schools
Queen Elizabeth School,
Kirkby Lonsdale - 10 minute
drive away
Casterton Preparatory School
13 minute drive away







Total Floor Area: 4014 sq ft (373 sq.m) approx.

Ground Floor: 2007 sq.ft (186.5 sq.m) approx.

First Floor: 2007 sq.ft (186.5 sq.m) approx.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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