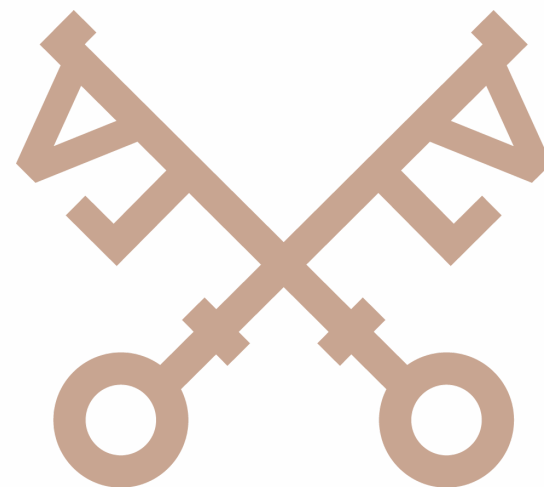




Woodlands
Melling

 **lunevalley**
ESTATES.

WOODLANDS, MELLING



Approached via a wide gravel driveway with ample parking for several vehicles, the house sits proudly behind established greenery and a charming front porch that hints at the inviting space within. The setting is truly special—private, quiet and wrapped in natural beauty from every angle. Step inside and you are greeted by a bright, spacious hallway where wood flooring and neutral décor create a calm, timeless backdrop. From here, the home unfolds effortlessly.

Head upstairs to find a bright and generous landing with contemporary glass balustrades—a detail that enhances the sense of openness and light, we also feel this location could be a fantastic second office if needed! The first floor offers four excellent bedrooms, each benefiting from garden or woodland views and ample natural light. Three of the bedrooms also benefit from fitted cabinetry.



Property Type:

*Detached
House*

Square Footage:

2048 sqft

Council Tax Band:

F

EPC Rating:

C

Tenure

Freehold

Take a closer look...





Why Melling?

MELLING IS A CHARMING RURAL VILLAGE THAT PROVIDES A WONDERFUL BALANCE BETWEEN COUNTRY LIVING AND CONVENIENCE. KNOWN FOR ITS WELCOMING COMMUNITY, STUNNING LANDSCAPES AND RICH HERITAGE, IT OFFERS A LIFESTYLE THAT APPEALS TO FAMILIES, PROFESSIONALS AND RETIREES ALIKE. AT THE HEART OF THE VILLAGE IS THE WELL-LOVED MELLING VILLAGE HALL, A LIVELY HUB HOSTING REGULAR EVENTS, CLASSES, CLUBS AND SEASONAL CELEBRATIONS. WHETHER YOU ENJOY FITNESS GROUPS, SOCIAL GATHERINGS OR COMMUNITY ACTIVITIES, THE HALL IS A FANTASTIC ASSET. DESPITE THE RURAL FEEL, MELLING IS WELL CONNECTED. PUBLIC TRANSPORT LINKS ENSURE EASY ACCESS TO LANCASTER, KIRKBY LONSDALE, AND SURROUNDING VILLAGES, WHILE ROAD CONNECTIONS MAKE COMMUTING STRAIGHTFORWARD FOR THOSE TRAVELLING TOWARDS THE M6, THE LUNE VALLEY OR INTO THE LAKE DISTRICT.

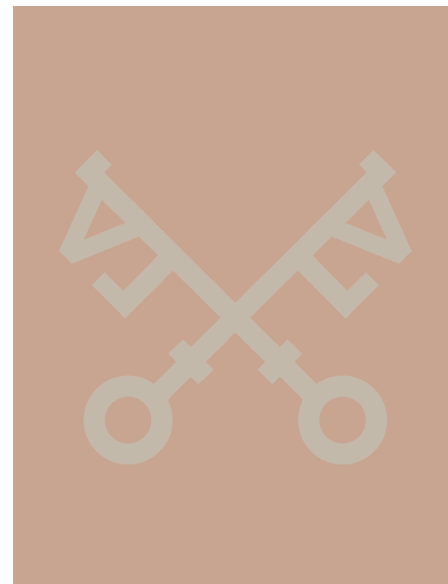
Woodlands, Melling





THE OUTDOOR SPACE AT WOODLANDS IS A TRUE EXTENSION OF THE HOME'S APPEAL. MATURE TREES, ESTABLISHED SHRUBS AND AN ABUNDANCE OF GREENERY PROVIDE STRUCTURE, PRIVACY AND A SPECTACULAR SEASONAL BACKDROP. A LARGE STONE-PAVED TERRACE WRAPS AROUND THE REAR OF THE PROPERTY—IDEAL FOR BARBECUES, AL FRESCO DINING OR QUIET EVENING RELAXATION AS YOU LISTEN TO BIRDSONG FROM THE SURROUNDING WOODLAND. STEPS LEAD DOWN TO A GENEROUS LAWN, BORDERED BY HEDGING AND DOTTED WITH PLANTING THAT ENHANCES THE SENSE OF SECLUSION. A GARDEN SHED OFFERS ADDITIONAL STORAGE FOR TOOLS, BIKES AND OUTDOOR EQUIPMENT. FOR NATURE LOVERS, CHILDREN, PETS AND ANYONE WHO VALUES OUTDOOR SPACE, THESE GARDENS OFFER AN EXCEPTIONAL DEGREE OF FREEDOM AND TRANQUILITY.













WHERE CAN I FIND...



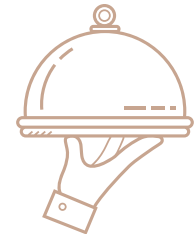
The Closest Schools?

Melling St Wilfrid Primary - 1
Minute Drive & 3 Minute Walk



The Local Shop?

Cornvale Fine Foods - 3
Minute Drive & 12 Minute
Walk



A Delicious Meal?

The Lunesdale Arms - 4
Minute Drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Tatham Bridge Inn - 4
Minute Drive



Closest Transport Links

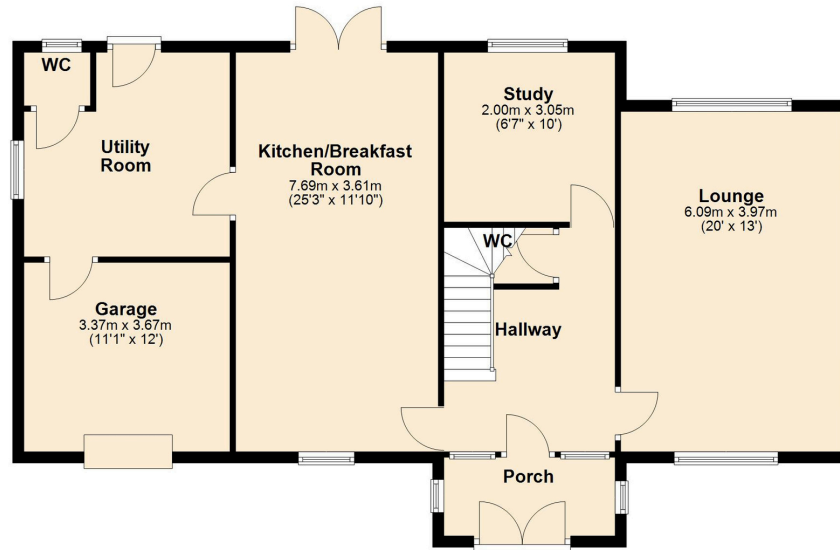
Bus - Gillison Close - 2 Minute
Walk
Rail - Wennington Station - 4
Minute Drive





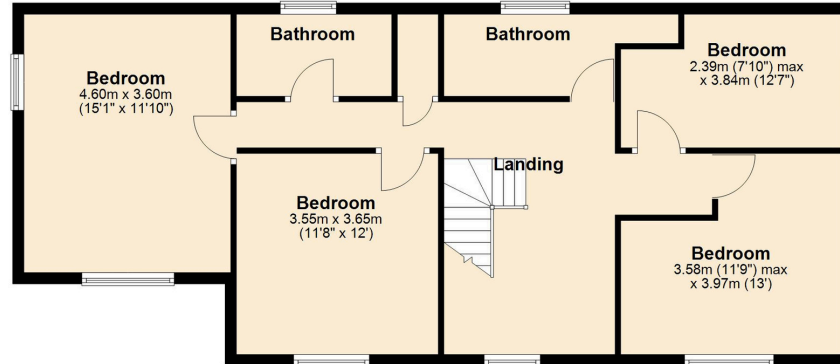
Ground Floor

Approx. 106.2 sq. metres (1142.6 sq. feet)

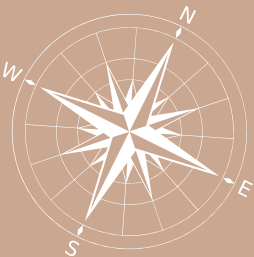


First Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



Total area: approx. 190.3 sq. metres (2048.5 sq. feet)



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.

Woodlands
Melling

Woodlands, Melling, LA6 2RE



mascots.vowing.daydreams



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com