



Church View | Melling







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 **lunevalley**  
ESTATES.



EPC - D



Band D



Freehold







Nestled within the picturesque village of Melling, 1 Church View presents an immaculately presented Grade II listed barn conversion, offering a blend of characterful charm and modern comfort. Boasting a prime position with stunning views of the village church and surrounding countryside, this residence has previously thrived as a sought-after AirBnB holiday let, making it an enticing investment opportunity or a delightful permanent abode.



Conveniently positioned between Hornby and Kirkby Lonsdale, residents enjoy easy access to a range of amenities, while the surrounding countryside beckons exploration, with the Yorkshire Dales, Lake District, and Morecambe Bay within reach. With no chain delay, this property is also available to purchase fully-furnished, subject to negotiation.





Upon entering, you are greeted by a spacious entrance hall, featuring a convenient home study area and ground floor WC, setting the tone for the inviting ambiance that permeates throughout. The ground floor also hosts a dual-aspect living room, illuminated by timber-framed double-glazed windows which frame views over the village, complemented by a feature fireplace and timber laminate flooring, creating a cosy retreat. Adjacent lies the generously proportioned kitchen/diner, a hub for culinary delights and social gatherings, complete with a range of appliances and ample space for family dining, seamlessly flowing out to the rear patio garden, ideal for al fresco entertaining.

Ascending to the first floor via the fabulous feature staircase, you'll find two double bedrooms, exuding comfort and tranquillity, along with a well-appointed shower room, offering contemporary amenities. The landing area additionally provides access to a useful storage area, catering to practical needs.

Externally, the property delights with a low maintenance walled patio garden, providing a serene outdoor sanctuary, while two allocated parking spaces at the rear ensure convenience in this quaint village setting. Melling itself charms with its traditional stone-built dwellings enveloping the historic church, offering a peaceful retreat amidst the rolling countryside of the Lune valley.

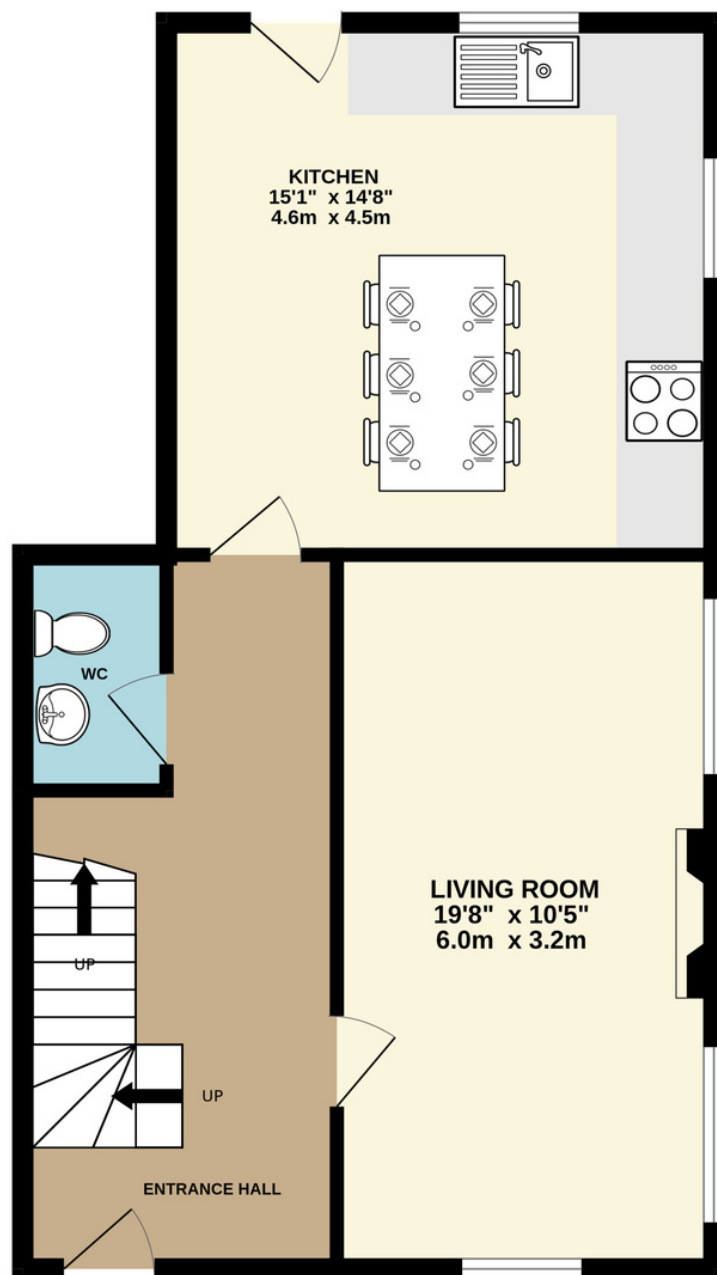




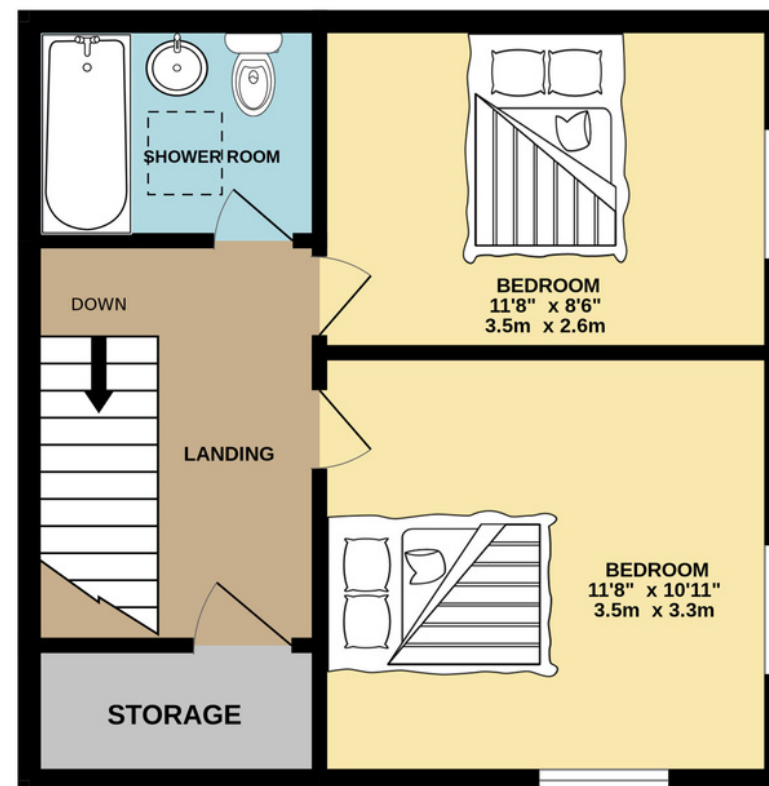




GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.





# The Essentials



Tatham Bridge Inn  
*2.0 miles*



Booths  
*5.8 miles*



The Lunesdale Arms  
*2.0 miles*



Well  
Pharmacy  
*4.9 miles*







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## ESTATES.



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