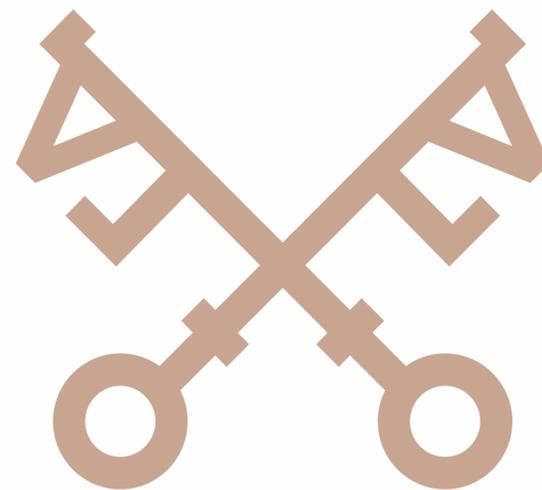




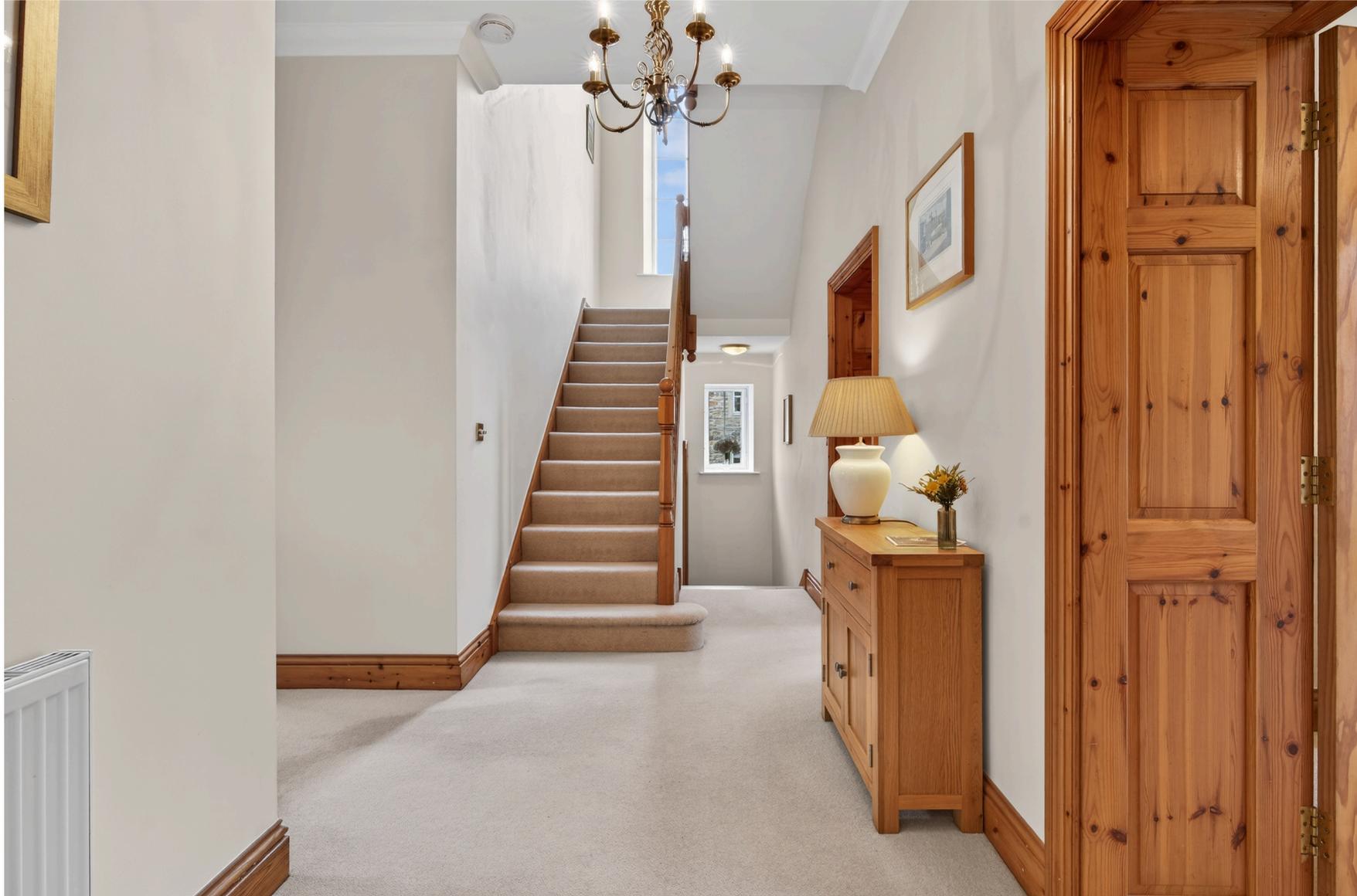
2 Melling Hall
Melling

2 MELLING HALL, MELLING



Dating back to the early–mid 18th century, this striking Grade II listed residence presents an exceptional opportunity to own a remarkable piece of local heritage, beautifully reimagined for modern living. Believed to have once served as the residence of a respected local magistrate, the property has lived many lives over the centuries. For many years it stood proudly as a well-known and much-loved hotel, welcoming guests until 2003, when it was thoughtfully and sympathetically transformed into three elegant homes. Today, this distinguished address retains all the grace and grandeur of its Georgian origins while offering the comfort, warmth and practicality sought by contemporary homebuyers.

From the very first approach, this home makes a memorable impression. Driving up towards the hall is an experience in itself — a sense of arrival that hints at the history and stature of the building beyond. The handsome façade and classical proportions immediately capture the imagination, while the setting, surrounded by open countryside, promises peace and privacy. Step inside and you are greeted by an atmosphere that is both refined and inviting. High ceilings, generous windows and beautifully balanced rooms allow natural light to pour in from every angle, enhancing the feeling of space and creating an uplifting sense of calm throughout the home.





Take a closer look...



Property Type:

Character

Property

Square Footage:

3455 sqft

Council Tax Band:

F

EPC Rating:

D

Tenure

Freehold



Why Melling?

THE LOCATION OF THIS EXCEPTIONAL HOME IS EQUALLY APPEALING. SITUATED IN THE CHARMING AND HIGHLY REGARDED VILLAGE OF MELLING, IT ENJOYS A QUINTESSENTIALLY ENGLISH COUNTRYSIDE SETTING, RICH IN CHARACTER AND COMMUNITY SPIRIT. THE VILLAGE ITSELF IS KNOWN FOR ITS WELCOMING ATMOSPHERE, ATTRACTIVE SURROUNDINGS AND EXCELLENT LOCAL AMENITIES, INCLUDING WELL-LOVED PUBS, INDEPENDENT SHOPS AND A WEALTH OF SCENIC WALKING ROUTES RIGHT ON THE DOORSTEP. WHETHER ENJOYING A LEISURELY SUNDAY WALK, MEETING FRIENDS FOR LUNCH OR SIMPLY SOAKING IN THE BEAUTY OF THE LUNE VALLEY, LIFE HERE MOVES AT A WONDERFULLY ENJOYABLE PACE.

FOR THOSE SEEKING ADDITIONAL AMENITIES, THE VIBRANT AND HISTORIC MARKET TOWN OF KIRKBY LONSDALE LIES JUST A TEN-MINUTE DRIVE AWAY. HERE YOU WILL FIND AN ARRAY OF BOUTIQUE SHOPS, CAFÉS, RESTAURANTS AND EVERYDAY CONVENIENCES, ALONG WITH HIGHLY REGARDED SCHOOLS AND ACCESS TO SOME OF THE REGION'S MOST BREATHTAKING COUNTRYSIDE. THE WIDER AREA OFFERS EXCELLENT CONNECTIONS TO THE LAKE DISTRICT, YORKSHIRE DALES AND BEYOND, MAKING THIS AN IDEAL BASE FROM WHICH TO EXPLORE SOME OF THE UK'S MOST BEAUTIFUL LANDSCAPES.

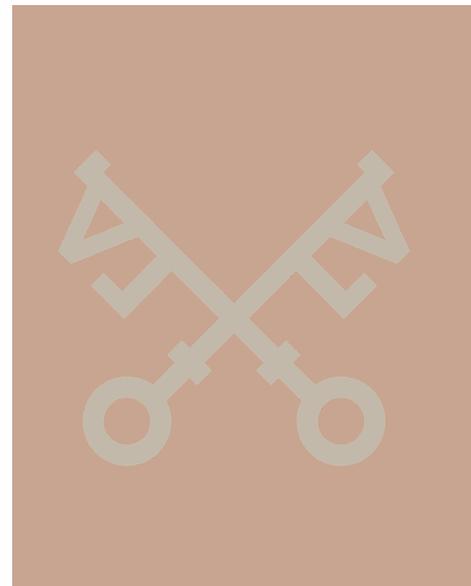
2 Melling Hall, Melling





OUTSIDE, THE GROUNDS AND SURROUNDING SCENERY ARE EVERY BIT AS APPEALING AS THE INTERIOR. BEAUTIFUL COUNTRYSIDE VIEWS CAN BE ENJOYED FROM EVERY ROOM, CREATING A CONSTANT SENSE OF OPENNESS AND TRANQUILLITY. A PRIVATE PATIO OFFERS THE PERFECT PLACE TO BEGIN THE DAY WITH COFFEE IN THE MORNING SUN OR TO UNWIND WITH A GLASS OF WINE AS THE EVENING DRAWS IN. FROM HERE, THE SPACE FLOWS NATURALLY ONTO THE LAWN, WHERE THERE IS AMPLE ROOM TO SIT, PLAY OR ENTERTAIN WHILE ENJOYING UNINTERRUPTED VIEWS ACROSS THE LANDSCAPE. THE SETTING IS BOTH PEACEFUL AND PICTURESQUE, OFFERING A WONDERFUL BALANCE OF PRIVACY AND OPENNESS.











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WHERE CAN I FIND...



The Closest Schools?
Melling St Wilfrid Primary - 4
Minute Walk



The Local Shop?
"Moiras", Hornby - 5 Minute
Drive
Booths, Kirkby Lonsdale - 10
Minute Drive



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

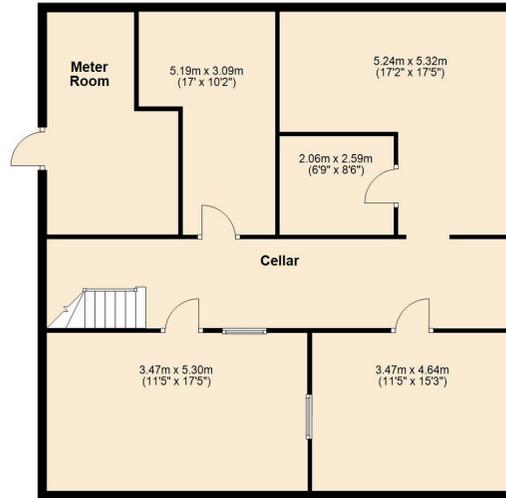


Closest Transport Links
Bus - Gillison Close - 1 Minute
Walk
Rail - Wennington Station - 4
Minute Drive

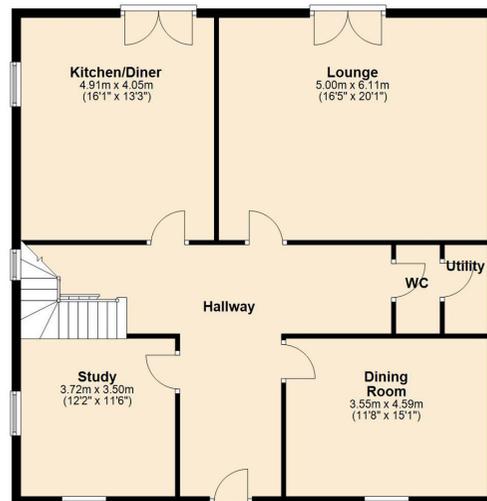




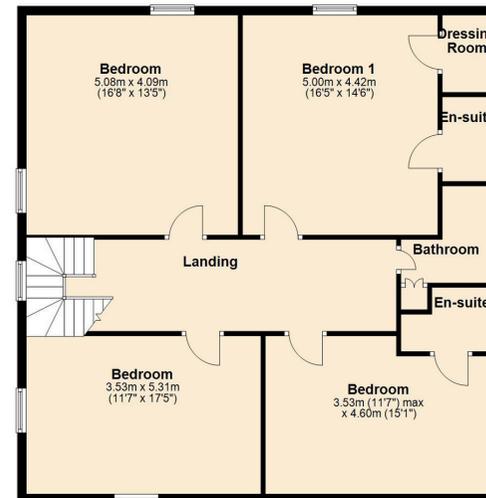
Basement
Approx. 111.1 sq. metres (1185.9 sq. feet)



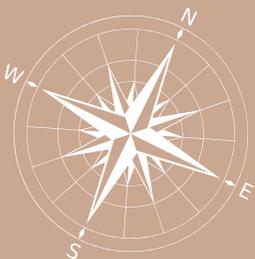
Ground Floor
Approx. 112.4 sq. metres (1210.2 sq. feet)



First Floor
Approx. 115.1 sq. metres (1239.4 sq. feet)



Total area: approx. 338.7 sq. metres (3645.5 sq. feet)



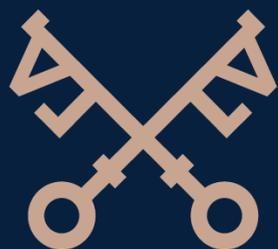
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any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

2 Melling Hall
Melling

2 Melling Hall, Melling, LA6 2RA



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