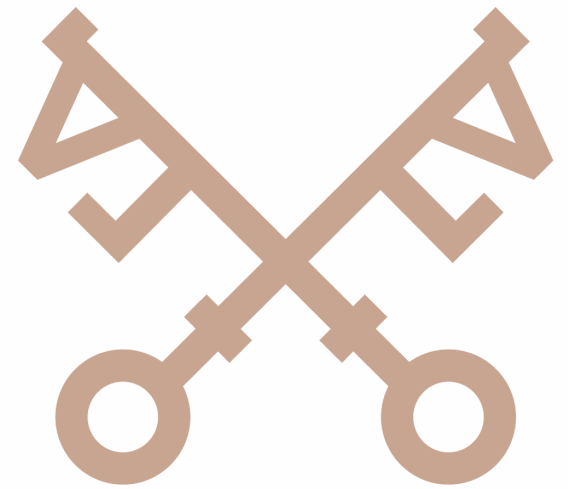




Glebe House
Melling

GLEBE HOUSE, MELLING



The property is entered via a welcoming entrance porch, leading into a beautifully presented hallway that immediately sets the tone for the rest of the home. This space offers a warm and inviting first impression, reflecting the care and attention given throughout the property. Here, you will find a convenient WC and a useful walk-in pantry, ideal for additional storage and everyday essentials. The lounge is a superbly proportioned and inviting space, centred around a charming wood burning stove that enhances the property's character and provides a cosy focal point. French doors open directly onto the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living, perfect for both relaxing evenings and entertaining. The heart of the home is the stunning dining kitchen, designed in a bright and airy country style that blends charm with practicality. Fitted with attractive units and offering ample space for dining and entertaining, this room is perfectly suited to modern family life as well as social occasions. The layout encourages a sociable atmosphere, making it an ideal hub of the home. A separate utility room is located just off the kitchen, providing additional practicality and keeping the main space clutter-free.

To the first floor, the property continues to impress, offering well proportioned and beautifully presented accommodation throughout. There are three generous double bedrooms, each thoughtfully designed and finished to an exceptional standard, combining comfort with style. The principal bedroom provides a particularly attractive retreat, benefiting from a stylish and contemporary en suite shower room, fitted with modern fixtures and quality fittings to create a sleek and practical space. This room offers both privacy and comfort, making it ideal as a relaxing principal suite. In addition, there is a fourth bedroom, currently utilised as a study, which offers excellent flexibility to suit a variety of needs. Whether used as a home office, guest bedroom, nursery, or hobby room, this versatile space adds to the overall practicality of the home. The family bathroom is a standout feature, having been finished to a high specification and presented in immaculate condition. It comprises a stunning three piece suite with modern fittings, complemented by tasteful décor, creating a calm and luxurious environment perfect for unwinding at the end of the day. Overall, the first floor perfectly balances character and contemporary living, providing spacious and light filled rooms that cater effortlessly to modern family life.



Property Type:

Semi -

Detached

Square Footage:

1333 sqft

Council Tax Band:

E

EPC Rating:

TBC

Tenure

Freehold

Take a closer look...





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.

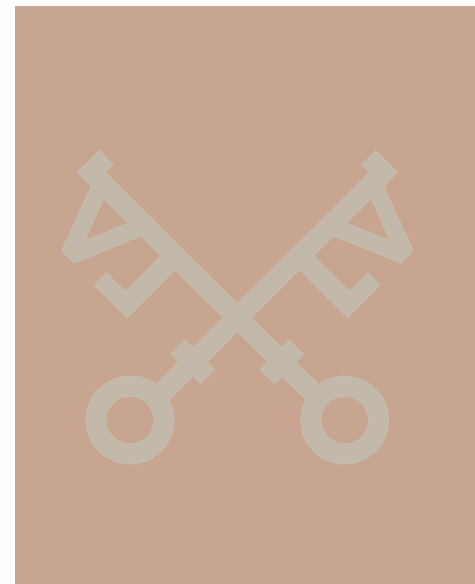
Glebe House, Melling





EXTERNALLY, GLEBE HOUSE ENJOYS EQUALLY IMPRESSIVE SURROUNDINGS, WITH WELL MAINTAINED AND THOUGHTFULLY ARRANGED GARDENS THAT PERFECTLY COMPLEMENT THE PROPERTY. TO THE FRONT, A SPACIOUS DRIVEWAY PROVIDES AMPLE OFF ROAD PARKING FOR MULTIPLE VEHICLES, OFFERING BOTH PRACTICALITY AND EASE FOR FAMILY LIVING AND VISITING GUESTS. TO THE REAR, THERE IS A DELIGHTFUL, PRIVATE AND SECLUDED GARDEN, CREATING A PEACEFUL AND SHELTERED OUTDOOR HAVEN. IDEAL FOR AL FRESCO DINING, ENTERTAINING FAMILY AND FRIENDS, OR SIMPLY RELAXING, THIS CHARMING SPACE ENJOYS A HIGH DEGREE OF PRIVACY AND IS NOT OVERLOOKED, ALLOWING YOU TO FULLY APPRECIATE THE TRANQUIL SETTING. THE GARDEN PROVIDES A WONDERFUL EXTENSION OF THE LIVING ACCOMMODATION, PARTICULARLY DURING THE WARMER MONTHS. TO THE SIDE, A SUBSTANTIAL LAWNED GARDEN OFFERS FURTHER OUTDOOR SPACE, IDEAL FOR FAMILIES, KEEN GARDENERS, OR THOSE SIMPLY SEEKING ADDITIONAL ROOM TO ENJOY THE OUTDOORS. ALL GARDEN AREAS ARE PRIVATE AND THOUGHTFULLY ARRANGED, ENHANCING THE OVERALL SENSE OF SPACE, SECLUSION, AND VERSATILITY.











Zzz... 000





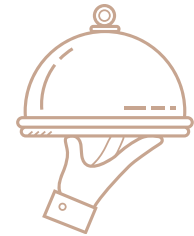
WHERE CAN I FIND...



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



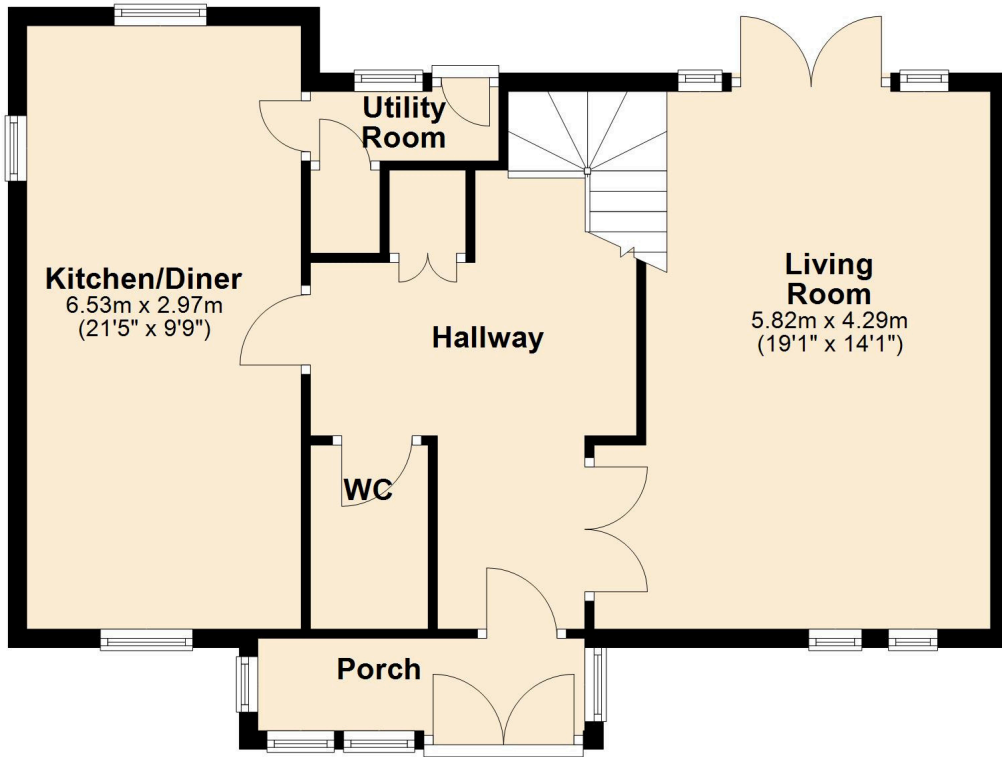
Closest Transport Links
Bus - Gillison Close - 1 Minute
Walk
Rail - Wennington Station - 4
Minute Drive





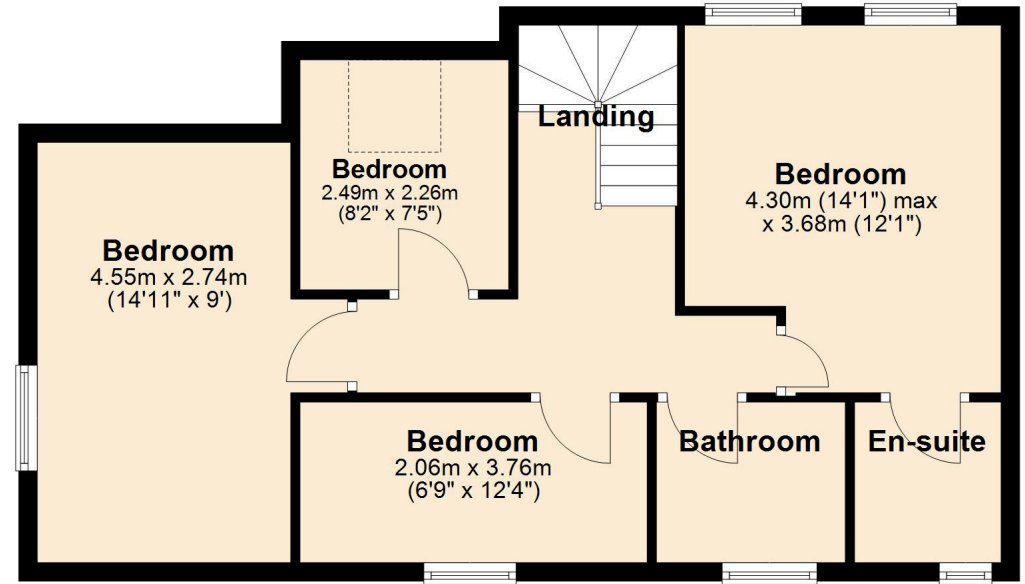
Ground Floor

Approx. 66.7 sq. metres (717.8 sq. feet)

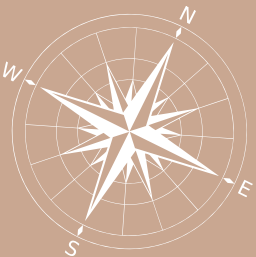


First Floor

Approx. 57.2 sq. metres (615.9 sq. feet)



Total area: approx. 123.9 sq. metres (1333.8 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.

Glebe House
Melling

Glebe House, Melling, LA6 2RA



facing.mixes.decisions



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