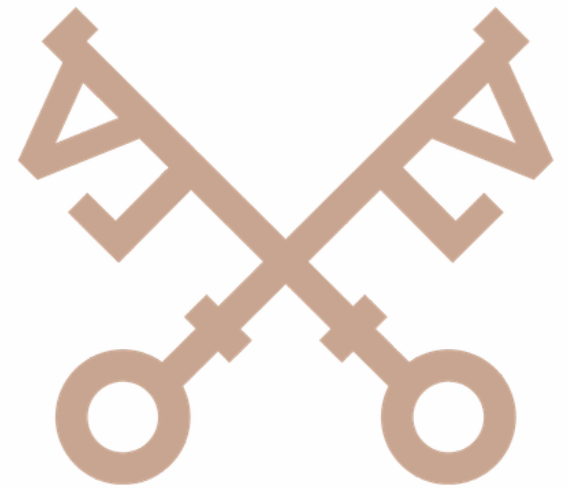




10 Melling Brow, Melling



10 MELLING BROW, MELLING



A charming and deceptively spacious four bedroom link detached home, enjoying a wonderful position within this attractive development and offering generous and versatile accommodation arranged over two floors. The property combines comfortable living space with a lovely sense of openness, benefiting from far-reaching countryside views, beautifully established gardens, private parking and a garage.

The ground floor accommodation offers a welcoming entrance, generous living room, separate dining room, characterful kitchen, fourth bedroom or study and a useful bathroom, providing excellent flexibility for guests, family members or those working from home. Upstairs are three further well-proportioned bedrooms and two additional bathrooms, creating a particularly practical layout for modern family living.

Outside, the mature and thoughtfully maintained gardens provide a peaceful setting, with established planting and a productive vegetable area, while the shared paddock to the front creates an attractive open outlook. A wonderful opportunity to acquire a versatile and characterful home, with generous accommodation and attractive outdoor space in a highly desirable setting.



Property Type:

Link Detached

Square Footage:

1,798 sqft

Council Tax Band:

E

EPC Rating:

E

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.

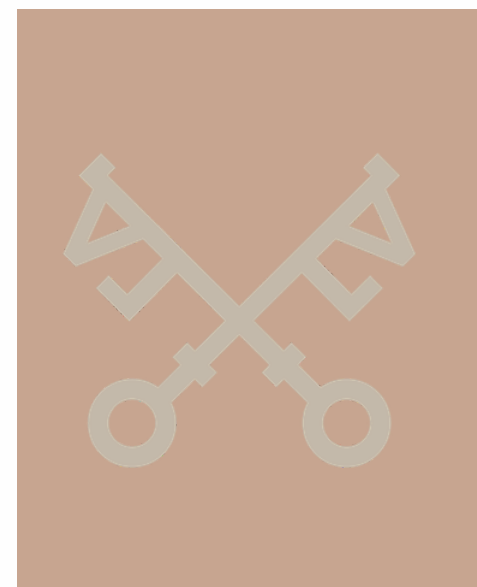
10 Melling Brow, Melling





THE LOCATION IS PARTICULARLY APPEALING FOR THOSE WHO ENJOY THE OUTDOORS, WITH BEAUTIFUL WALKING AND CYCLING COUNTRY IMMEDIATELY SURROUNDING THE VILLAGE AND THE WIDER LUNE VALLEY PROVIDING EASY ACCESS TO THE YORKSHIRE DALES, FOREST OF BOWLAND AND SOUTH LAKELAND. THE MARKET TOWN OF KIRKBY LONSDALE IS ALSO WITHIN EASY REACH, OFFERING A BROADER SELECTION OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS AND EVERYDAY AMENITIES.













WHERE CAN I FIND...



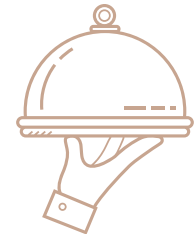
The Closest Schools?

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?

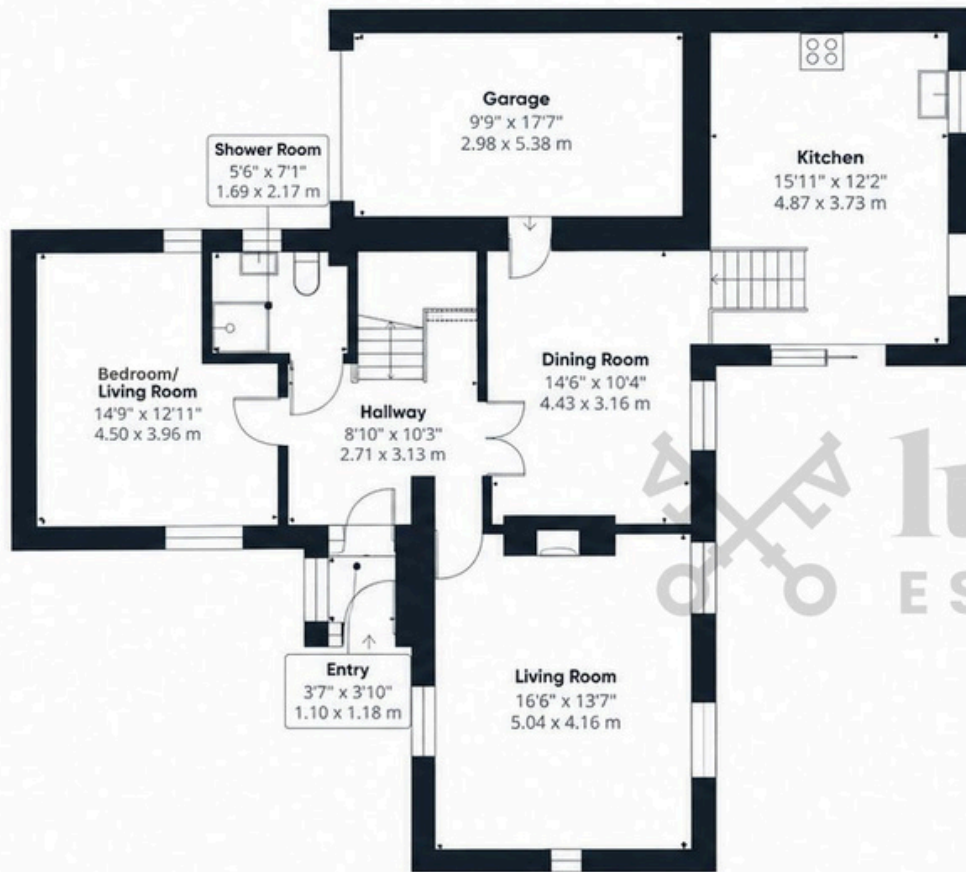
The Tatham Bridge Inn - 4
Minute Drive



Closest Transport Links

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





Ground Floor



First Floor

10 Melling Brow, Melling, LA6 2RR

Total Area: 1,798 sq ft (167.1 m²)

All measurements are approximate and for illustrative purposes only. Not to scale.



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.

10 Melling Brow,
Melling

10 Melling Brow, Melling, LA2 6RR



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