

PM141 / RPB01980

Spacious Family Residence In Good Sized Grounds With Superb Lune Valley Views And Further Development Potential

Malt House Melling Nr Kirkby Lonsdale LA6 2RB



Price: REDUCED to £375,000 Region

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

An attractive double fronted Victorian family residence (1884 date stone) affording spacious 4 bedroomed accommodation which ideally lends itself for some internal upgrading and incorporates 2 reception rooms, useful basement cellars and detached double garage all set within a generous parking/garden curtilage which may admirably lend itself for further development potential (*subject to necessary planning and possible listed building consent being obtained by the purchaser*).

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Accommodation incorporating sealed unit double glazing and gas fired central heating.

Ground Floor:

Entrance Porch: With substantial wooden door and wood flooring.

Reception Hall: With feature oak open staircase and part wood panelled walls. Decorative coving to the ceiling, radiator. Under stairs access to cellar.



Dining Room: Brick built open fireplace, oak panelled windows and window shutters, spice cupboard. Decorative ceiling coving and light rose, picture rail, 2 x radiators.
17' 4 x 15'4
(5.28m x 4.67m)



Lounge: Tiled open fireplace with wood surround, dual aspect windows including a large panelled bay window affording lovely Lune Valley views. Picture rail, 2 x radiators, TV point, telephone point. Decorative ceiling coving and light rose.
18' 2 x 15'10 exc. Bay
(5.54m x 4.83m exc. Bay)



Kitchen:

18' 2 x 11' 9
(5.54m x 3.58m)

Range of fitted cupboards and base units incorporating a stainless steel double drainer sink unit, electric double oven, 5-ring gas hob with stainless steel extractor hood over, fridge freezer recess and work surfaces with tiled splash backs, **Worcester boiler**, 3 spotlight tracks, radiator.



Rear Porch:

Door to rear patio.

WC:

Low level WC and a wall mounted wash hand basin.

Utility:

11' x 8' (3.35m x 2.44m)

Range of wall units and stainless steel single drainer sink unit. Plumbing for automatic washing machine, Tumble dryer and chest freezer recess.



Basement:

Cellar Room 1:

17' x 14'6 exc. Bay
(5.18m x 4.42m exc. Bay)

Accessed via stone steps under Reception Hall staircase. Light, power and radiator installed and currently utilised as a great hobby/work/play room.

Cellar Room 2:

14' 1 x 12'9 (4.29m x 3.89m)

Having light, power, and telephone points installed and currently utilised as a home office.



Cellar 1



Cellar 2

First Floor:

Landing: Under stairs storage.



Bedroom 4:
11' x 7' 7 (3.35m x 2.31m)

Radiator, TV point.



Stairs to Half Landing with window seat.

Bedroom 1:
18' 2 x 15' 10 exc. Bay
(5.54m x 4.83m exc. Bay)

Dual aspect windows, spacious master bedroom with a wooden double glazed bay window providing lovely Lune Valley views. Fitted wardrobes with sliding doors, picture rail, radiator.



Bedroom 2:
17' 6 x 15' 4
(5.33m x 4.67m)

Dual aspect windows; fitted double wardrobes with sliding doors, picture rail, TV point, radiator.



Stairs from First Floor Landing to:

Bedroom 3:
17' 6 x 7' 4
(5.33m x 2.24m)

N.B. Flying Freehold – this bedroom is over the top of next door's ground floor study room!

Fitted double wardrobe with sliding doors, picture rail, TV point, radiator.



Stairs from First Floor Landing to:

Bathroom:

Four piece suite comprising a low level WC, a pedestal wash hand basin, bath and shower cubicle. Wall tiling to complement and wood flooring; electric shaver point, extractor fan, radiator.



Outside:

Generous forecourt parking and garden grounds incorporating a **detached stone built garage** with up and over door and having light and power installed, log store, stone built outhouse, sun terrace, decking and small orchard area.



Garage



Parking & Garage



Garden & Views



Lune Valley Views



Services: Mains water, electricity, gas and drainage connected.

Tenure: Freehold with vacant possession on completion.

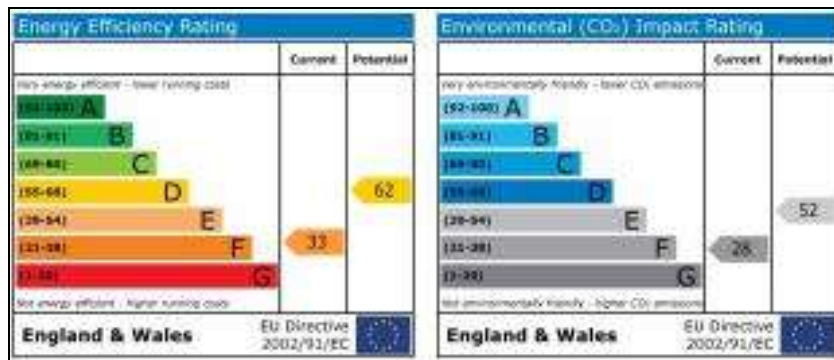
Council Tax Band: (G) verbal enquiry only.

Solicitors: Clarkson Hirst Solicitors, 73 Church Street, Lancaster, LA1 1ET.
Tel: 01524 39760.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street,
High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

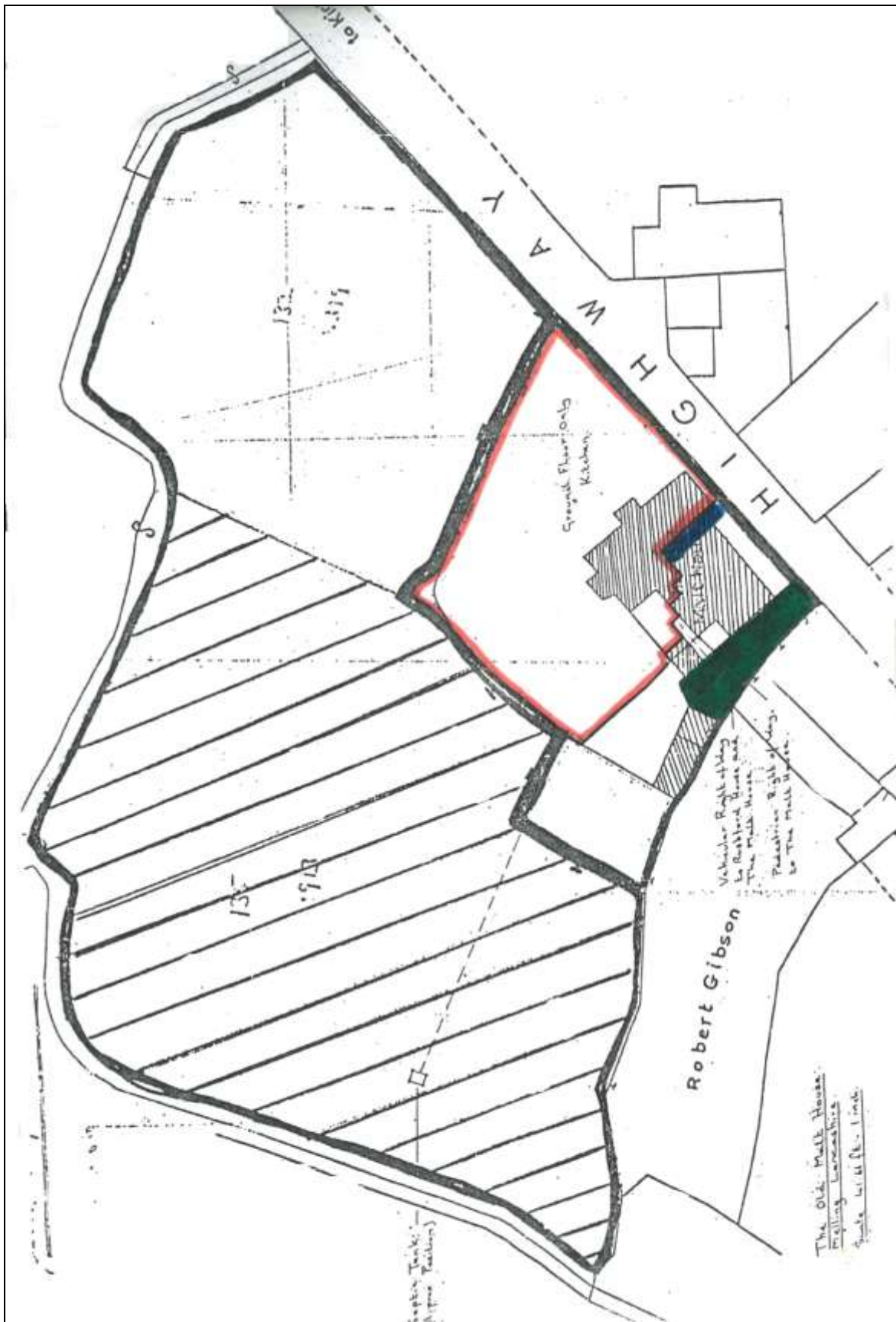
Energy Performance Certificate



Floor Plan



Copy Deed Plan



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