

PO44

**Semi-Detached Lovely 3 Bedroomed Character Property
With Integral Garage**
KNOWN AS
The Old Forge
Melling, Nr Hornby
Lancashire
LA6 2RA



Price: £290,000 Region

Viewing: By prior appointment through Richard Turner & Son Bentham Office

An attractive barn conversion cottage being an end property in a small select row of only 3 enjoying deceptively spacious yet cosy 3 bedroomed accommodation incorporating gas central heating, full sealed unit double glazing, 2 reception rooms, modern fitted kitchen, cloak room, separate utility room, integral garage, parking space for 2 vehicles and lovely easy care patio garden areas.

Situated in the popular Lune Valley village of Melling conveniently within only 9 miles commuting distance of Lancaster and The M6.

Kirkby Lonsdale 5 miles approx,
Kendal and The Lakes 17 miles approx.

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Accommodation Comprising:

Ground Floor:

Reception Hall:

9'5 x 8'8

(2.87m x 2.64m)

Open feature staircase with under cupboard, feature pointed stone wall incorporating display alcove, sealed wood flooring, centre light, radiator, smoke alarm.



Lounge:

18'3 x 16'9

(5.56m x 5.11m)

Tiled fireplace housing living flame effect gas stove, feature beam and lintels, exposed stone wall incorporating display alcoves, sealed wood flooring, 2 x centre lights, feature old style radiator, TV point.



Kitchen:

12'7 x 8'5

(3.84m x 2.57m)

Fitted hand painted cupboards and units incorporating twin bowl porcelain sink with mixer tap, "Rangemaster" gas and electric combination oven range with over head extractor hood, integrated dish washer and hardwood work surfaces with painted tongue and groove splash backs.

Painted beam, quarry tiled floor, mini halogen ceiling lighting, stable style outside door.



Dining Room:
12'5 x 11'10
(3.78m x 3.61m)

A lovely light and airy conservatory style room enjoying a full width and height glazed panel wall incorporating French doors over looking rear patio garden. Panelled dado, pointed stone wall with display alcove, multi-fuel stove on slate hearth, sealed wood flooring, centre light, feature old style radiator.



Utility Room:
6'4 x 5'5
(1.93m x 1.65m)

Fitted pine base unit incorporating porcelain Belfast sink and slate work top, plumbed for integrated auto washer, sealed wood flooring, mini halogen ceiling lighting, access to integral garage.



W.C:
5'3 x 2'8
(1.60m x 0.81m)

Wash hand basin, sealed wood flooring, mini halogen ceiling lighting.



Integral Garage:
17'4 x 10'7
(5.28m x 3.23m)

Wall mounted gas combi boiler providing central heating and hot water, timber swing out double doors, light and power installed.

First Floor:

Landing:

6' x 4'4

(1.83m x 1.32m)

Painted beam, centre light.



Bedroom 1:

16'10 x 9'3

(5.13m x 2.82m)

Feature beam and lintels, feature stone mullion window and deep floor length windows, centre light, radiator.



Bedroom 2:

12' x 8'8

(3.66m x 2.64m)

Feature beam and lintels, window with louvre shutters (lovely rural aspect), centre light, radiator.



Bedroom 2

Bedroom 3:

8'9 x 8'9

(2.67m x 2.67m)

Centre light, radiator.



Bedroom 3

Bathroom:
6'8 x 5'10
(2.03m x 1.78m)

Modern contemporary 3 piece bath suite incorporating “Jacuzzi” bath with glass screened over bath shower, tiled dado and splash backs, tiled flooring, feature window lintel, chrome heated towel ladder, centre light fitting.



Outside:

Front:

Gated flagged pathway, outside light.

Side:

Private garage frontage car standing suitable for 2 vehicles.

Rear:

Relatively easy care attractive paved patio areas.



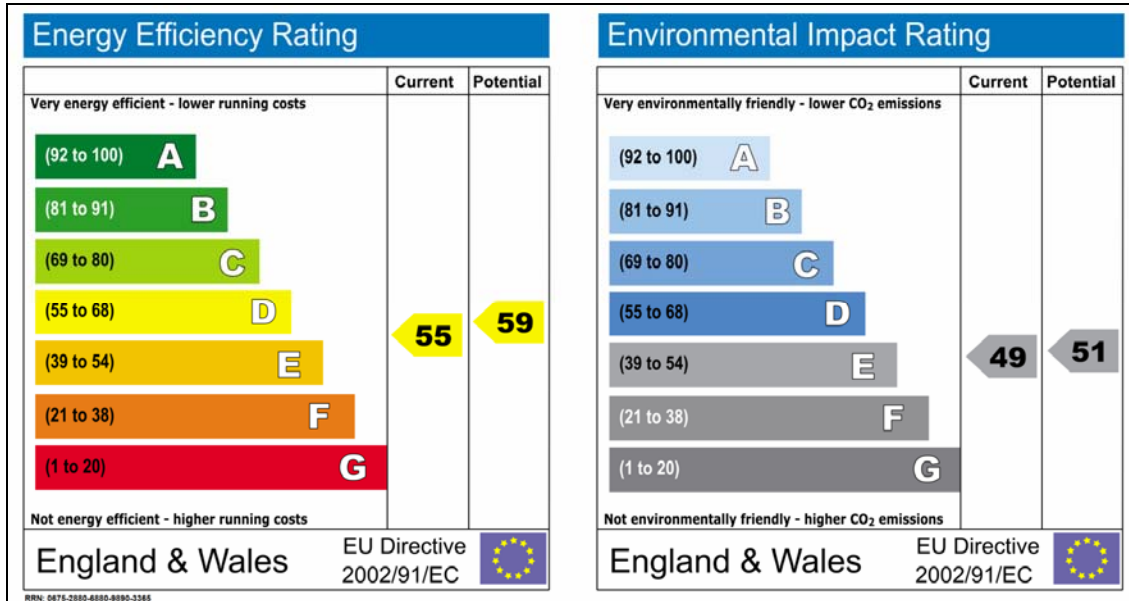


Views From Bedroom

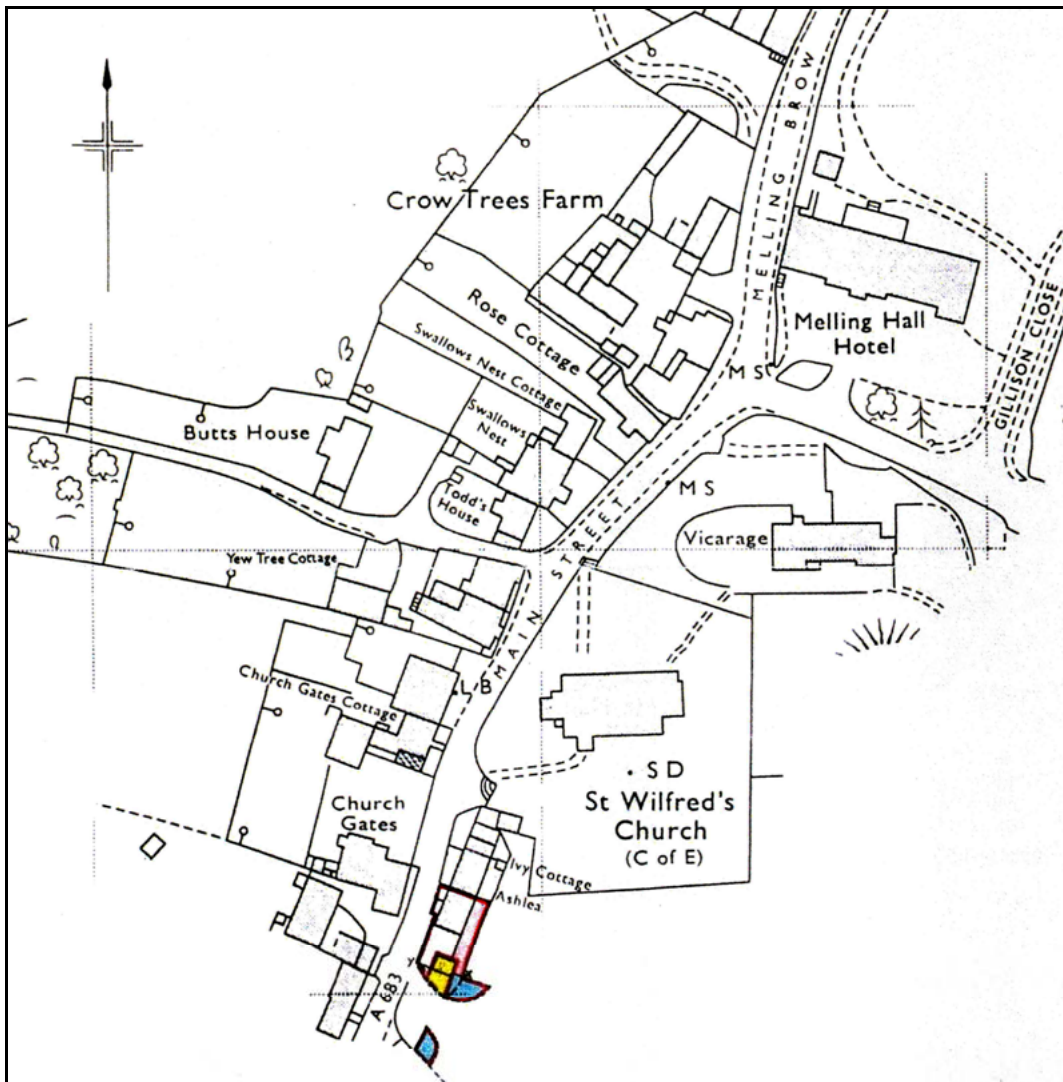
- Services:** Mains water, electricity, gas and drainage connected.
- Tenure:** Freehold with vacant possession on completion.
- Council Tax Band:** C (verbal enquiry only).
- Solicitors:** Dickson Haslam, 12 - 14 Station Road, Kirkham, Preston, Lancashire, PR4 2AS. Tel: 01772 685 109.
- Agents:** Richard 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



Title/Boundary Plan



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Location Plan



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