



9 Melling Brow, Melling  
£665,000



## 9 Melling Brow

### Melling, Carnforth

This beautifully presented property boasts a blend of charm and modern comfort. The property features a spacious, cosy living room complete with a Morso multi-fuel stove encased by a stone surround and wooden lintel. Step through double doors into a light and bright garden room, where panoramic vistas of landscaped garden and views await. A well-equipped bespoke dining kitchen featuring a lakeland limestone flagged floor with underfloor heating, integrated dishwasher, and space for a double range cooker and tall fridge. A cloakroom can be found on the right of the entrance hall, comprising of a W.C. and wash hand basin.

Upstairs you will find three well presented bedrooms and the main bathroom. The master bedroom has breathtaking views across the Lune Valley and a beautifully presented ensuite bathroom complete with a free standing copper bath, W.C. wash hand basin and shower. Further along the galleried landing you will find two further bedrooms, one with access to a boarded and insulated loft with lighting, and the main bathroom comprising of a large walk in shower, W.C. and wash hand basin. The property benefits from double glazing, gas central heating, ensuring all year round comfort.

Stepping outside, the front of the property greets you with an attractive, well-stocked low maintenance garden, cherry blossom tree and very well established purple flowering wisteria, a water supply, and off-road parking. The rear of the house showcases a meticulously landscaped garden featuring a paved patio and stunning oak decking with lighting and an electrical point - ideal for al fresco dining while enjoying unspoilt views. Well-stocked beds, a lush lawn, and a substantial gravelled area with fruit and vegetable beds, a timber shed, and a greenhouse complete the picturesque outdoor space. Additional parking can be found within Melling Brow, ensuring convenience for guests.

The property has been decorated throughout in Farrow & Ball paint, with new flooring and carpets to all rooms, yet still offers the potential for further enhancement with planning permission being granted for alterations to the garden room. Further details and information can be found by visiting [Lancaster City Council](#) citing reference number 24/00709/FUL.

- Link detached house with spectacular countryside views
- Living room with multi fuel stove and access to the garden room
- Garden room has stunning views of the landscaped garden and beyond
- Charming bespoke dining kitchen with lakeland limestone flagged floor and underfloor heating
- Double glazing, gas central heating, B4RN fibre broadband
- Three bedrooms with the master bedroom having an en-suite
- Main bathroom has large walk-in shower
- Clockroom, downstairs W.C and wash hand basin
- Gardens to front and rear with breathtaking views across the Lune Valley
- Garage and parking

Leave Kirkby Lonsdale in the direction of Skipton and turn right onto the A683 signposted Lancaster. Upon entering Melling turn right into Melling Brow. Proceed through the small development to find number 9 located on the right. WHAT3WORDS:

stardom.burst.booms

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





## LOWER GROUND FLOOR

### SITTING ROOM

18' 4" x 14' 2" (5.58m x 4.32m)

### GARDEN ROOM

11' 11" x 9' 1" (3.64m x 2.77m)

## GROUND FLOOR

### ENTRANCE HALL

9' 2" x 3' 10" (2.79m x 1.17m)

### DINING KITCHEN

22' 6" x 10' 2" (6.86m x 3.09m)

### CLOAKROOM

5' 8" x 3' 3" (1.73m x 0.98m)



## FIRST FLOOR

### GALLERIED LANDING

13' 4" x 11' 7" (4.06m x 3.53m)

### BEDROOM

13' 4" x 9' 11" (4.07m x 3.02m)

### EN SUITE

9' 7" x 6' 5" (2.93m x 1.95m)

### BEDROOM

11' 5" x 8' 7" (3.48m x 2.62m)

### BEDROOM

9' 10" x 8' 8" (3.00m x 2.64m)

### BATHROOM

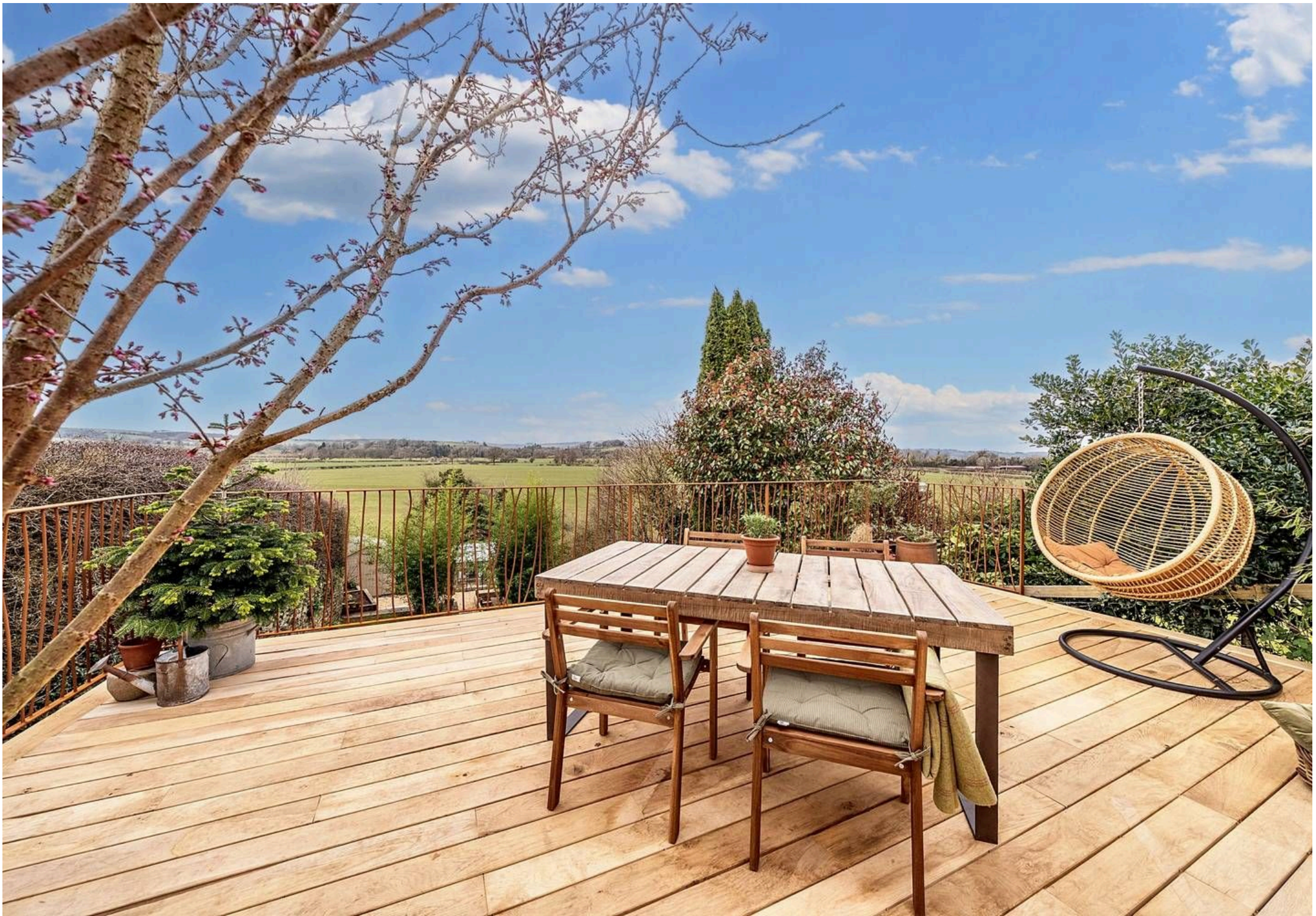
9' 9" x 5' 6" (2.97m x 1.67m)

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## THW Estate Agents

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