

Offers Over £400,000



Armitstead
Barnett

Melling, Camforth, LA6 2RA





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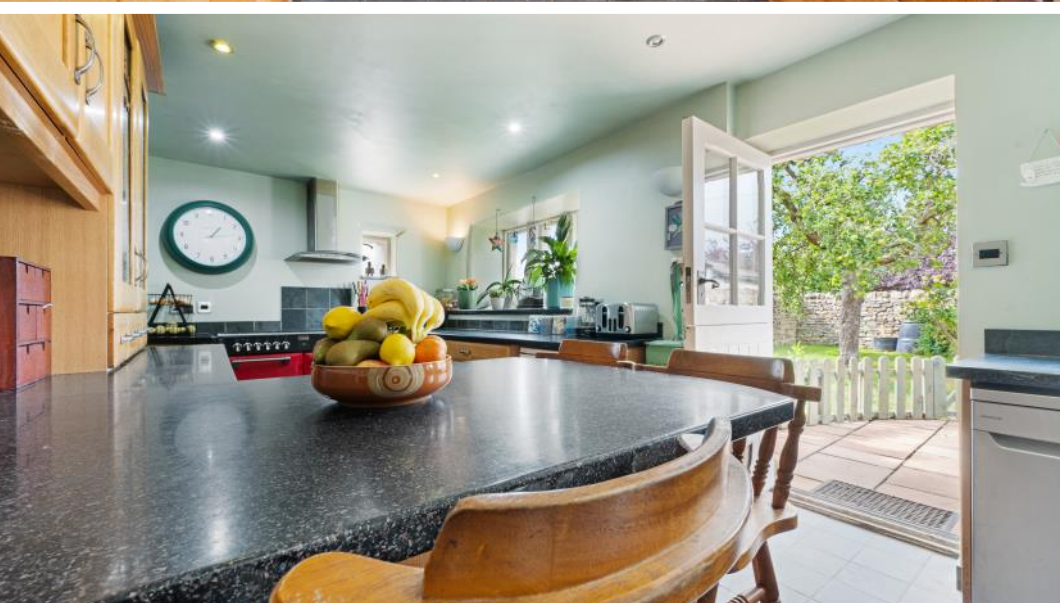
- Charming Grade II listed Cottage with generous accommodation
- Set in a highly sought after Lune Valley village
- Beautiful cottage gardens and parking
- Set in a highly accessible and well connection location
- Within the catchment for excellent local schooling





Set in the heart of the picturesque village of Melling, Todds House is a charming Grade II listed home offering spacious accommodation, beautiful period features, and exciting scope to upgrade and modernise. This cottage presents a rare opportunity to acquire a character-filled home with potential, never before offered to the market in known history.

Melling is a highly sought-after location, nestled in the heart of the scenic Lune Valley. The village offers a strong sense of community, with local amenities including a primary school, church, and garage. Nearby Hornby offers further convenience with a range of shops, a public house, a doctor's surgery, and both a school and nursery. For further shopping and leisure, the vibrant market town of Kirkby Lonsdale is just a short drive away, offering independent shops and excellent eateries. The historic city of Lancaster is also within easy reach, providing a wider range of amenities, cultural attractions, and travel connections.



The accommodation blends period charm with practical living, featuring characterful details throughout and the opportunity to update to suit a buyer's personal style. Entering via the cottage garden, the spacious dining hall sets a warm and welcoming tone, with exposed beams and a feature stone fireplace housing a wood-burning stove – perfect for family meals or entertaining.

To the rear, the kitchen is a generous and sociable space with views over the garden. It offers ample cupboard storage, space for appliances, and a breakfast bar ideal for everyday living. A separate utility area provides excellent storage and laundry facilities, with a WC to one side.

The living room is a cosy and comfortable space, featuring a wood-burning stove, original beam work, and charming cottage-style windows overlooking the front garden.





A later addition to the ground floor provides an ideal home office or creative studio. Stairs lead from this space to a mezzanine area which could serve as a fourth bedroom or a flexible living area depending on a buyer's needs – particularly well-suited to those working from home.



Upstairs, three well-proportioned and characterful bedrooms (with eaves storage) and a house bathroom complete the accommodation. The bathroom features a four-piece suite, including WC, basin, bath and a separate shower – perfect for family use.





Outside, the grounds are as delightful as the house itself. At the front, a cottage garden provides a charming welcome, with lawns and a central path leading to the front door. The entrance is framed by mature Wisteria and traditional stone walls, enhancing the home's period appeal.



To the rear, a fully enclosed lawned garden offers a private and peaceful setting – ideal for outdoor dining, gardening, or simply relaxing. This area is bordered by attractive stone walling, providing privacy. Beyond the garden is a parking area with space for three to four vehicles – a rare and valuable asset in such a desirable village setting





General Remarks

Services : Mains water, electricity, and gas, with foul drainage managed via a shared septic tank installed in March 2023 running costs are approximately £245 per annum. An EV charger is also installed.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking : To the rear for 3-4 vehicles and EV car charger.

Construction : Semi-detached stone under slate property

Listed Building : The property is a Grade II listed property under listing reference - 1071635. The property is also located within a conservation area.

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Flooding : The property sits in Flood Zone 1. Flood Zone 1 as defined by the Environment Agency represents land with a low probability of flooding.

Unimplemented Planning Consents : None known

Broadband : BARN is available and connected.

Local Authority : Lancaster City Council **Council Tax**: Band D

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Mortgage ability : We understand that as far as we are aware it is possible to secure a mortgage against this property.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar.

What3words Location : [///printers.ghost.competent](#)

Money laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

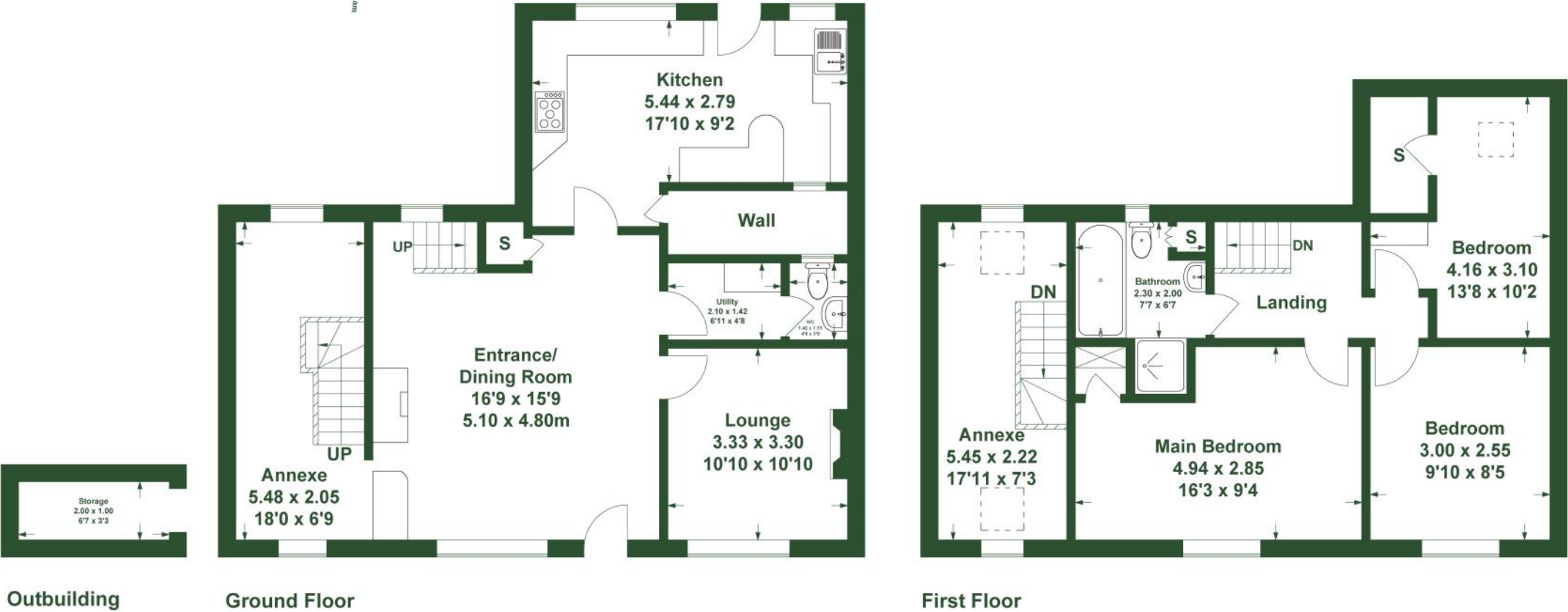
SUBJECT TO CONTRACT



Approximate Gross Internal Area : 144.50 sq m / 1555 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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