



Church Place Cottage

Melling, LA6 2RA

Price £219,950

Church Place Cottage

Melling

This sweet terraced property has a cosy cottage ambience about it and as it's ready to move into it ideal for a couple (whether professional or downsizing), a small family or investors. Nestled in the heart of the picturesque Conversation Area village Melling, this charming two bedroom cottage blends period character with modern comforts.

You can gain access into the property from two separate entrances, one at the front where the entrance has an external porch and one towards the rear which is most convenient from the parking area. The well presented accommodation offers inviting open plan living accommodation on the ground floor which benefits from a sitting area with a Gazco flame effect gas fire with stone surround and a dining kitchen. Attractively fitted, there is a deep feature worktop which extends into the window reveal and floods the room with light and warmth. To the first floor are two generously sized double bedrooms, one of which benefits from large built in wardrobes and a stunning family bathroom, where the current vendors have truly made the most out of the space that is on offer. The loft space is accessed via a ladder and it is insulated, boarded and has a light. Outside there is a single garage and a delightful rear garden courtyard with room for outdoor seating.





Location

Benefitting from an exceptionally accessible setting and location, Church Place Cottage is centrally situated in the popular and well connected village of Melling within the highly scenic Lune Valley, itself being located between the National Parks of the Lake District and Yorkshire Dales. A sought after place to live, the Lune Valley offers thriving local communities in picturesque village and hamlets against a backdrop of unspoilt countryside with great country pubs and some lovely walks on offer. Within the village are a primary school and vehicular repair garage as well as St Wilfred's church, locally attributed as 'The Cathedral of the Lune Valley'.

Kirkby Lonsdale is the nearest town (6.2 miles distant) and has a busy main street of independent retailers, bars, cafes and restaurants as well as all the usual amenities; doctors, dentists, opticians, hairdressers and barbers, a Post Office and branch of Booths supermarket. The city of Lancaster is 11 miles to the south.

The neighbouring village of Wennington is approximately 1.7 miles away and has a railway station on the Morecambe/Lancaster and Leeds line however Lancaster train station is on the main West Coast which provides access to much further afield. If you are jetting off then the airports at Manchester and Liverpool are 71 and 77 miles respectively.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words ///noticing.investors.dozen

Use the postcode **LA6 2RA** on Sat Nav with reference to the directions below:

The property really couldn't be easier to find. If travelling along the Lune Valley road (A683) between Lancaster and Kirkby Lonsdale and approaching from Lancaster/the M6, upon entering the village opposite the church there is a private drive between a barn conversion and a house, turn left here. There is a detached single garage straight ahead which belongs to the cottage.

Services

Mains electricity, gas and water. Drainage to a shared private system owned and maintained by United Utilities for which charges are payable. Gas fired central heating to radiators from a combination Worcester boiler in Bedroom one, this is controllable remotely via the HIVE app.

Broadband

Ultrafast speed potentially available from B4RN and Openreach of 1000 Mbps download and for uploading 1000 Mbps.

Full fibre gigabit broadband provided by B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Mobile

Indoor: E and Three are reported as 'likely' for both Voice and Data services. O2 is reported as 'likely' for Voice and 'limited' for Data services. Vodafone is reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services.

5G is predicted to be available around this location from the following providers: O2 and Vodafone.

Broadband and mobile information provided by Ofcom.

Tenure

Freehold with a small element of flying freehold.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: oven and hob (both Siemens) and circulator fan, integrated washer/dryer and dishwasher

Please note

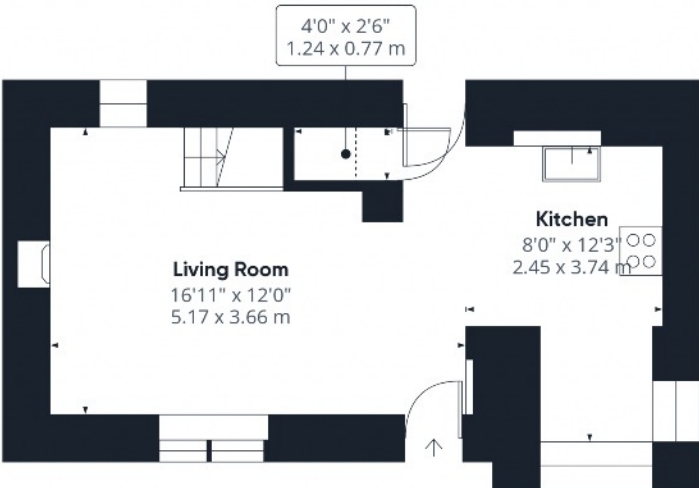
The owners have historically parked in front of their garage, but this is not shown on the deed plan. They have also informed us that they do not have a liability to upkeep any of the vehicular or pedestrian accesses to their property.

Local Authority charges

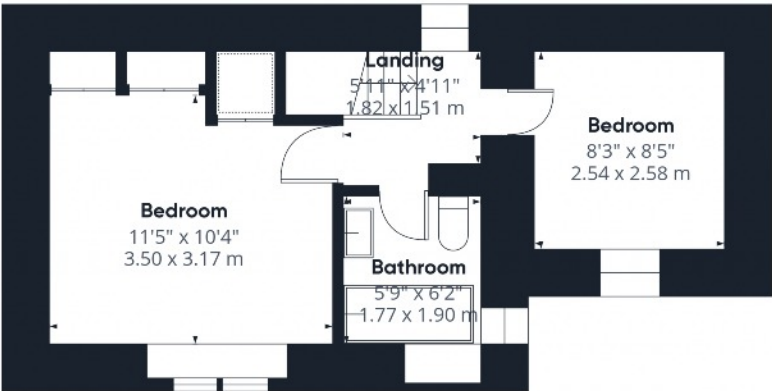
Lancaster City Council – Council Tax band B







Floor 0



Floor 1



Approximate total area⁽¹⁾

567.47 ft²
52.72 m²

Reduced headroom

5.77 ft²
0.54 m²

(1) Excluding balconies and terraces

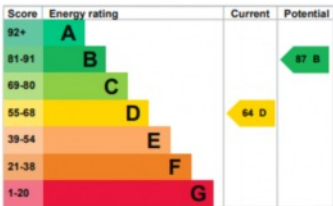
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.