



**BerkeleyShaw**  
REAL ESTATE

## 84 Tithebarn Lane, Melling, L31 1EG

£550,000

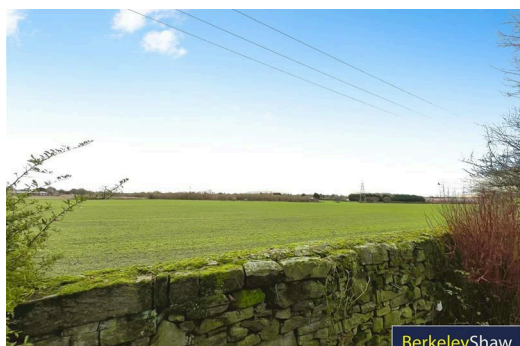
**\*\*NO CHAIN\*\*** A spacious detached house in the original historic village of Melling, surrounded by mature gardens that offer views over farmland and patches of young woodland. The area is home to wild deer and attracts a variety of wildlife, including squirrels and many birds. Public footpaths nearby provide easy access to the countryside for dog walking. It is also within easy reach of the motorway network and major trunk roads.

This property presents excellent renovation POTENTIAL and is offered with NO CHAIN making it ideal for buyers ready to move in and start their PROJECT immediately. The accommodation has the benefit of LPG heating system, double-glazing and secondary-glazing. The layout comprises a porch, a long living room that flows into a family room with a large open fireplace, and French doors leading to a long CONSERVATORY connecting to the garden.

Additional spaces include a separate dining room, a large kitchen/breakfast room, a utility room, and a cloakroom. The first floor hosts SIX BEDROOMS—many with fitted wardrobes and two with en-suite shower rooms—most offering stunning countryside views. The combined bathroom features a bath and a separate shower cubicle. Outside, an in-and-out driveway provides ample parking for multiple vehicles and leads to a DOUBLE GARAGE. The gardens feature established herbaceous areas, patios, a wood store, a BBQ area, kennels, and a shed.



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**Porch**  
door to:

**Living room**  
17'0" x 15'11" (5.18 x 4.85 (5.19 x 4.84))  
fitted bookshelves, beamed ceiling, radiator, secondary glazed window, opening to:

**Family room**  
19'9" x 11'8" (6.02 x 3.56)  
large fireplace, built-in bar, beamed ceiling, french doors to conservatory

**Dining room**  
17'0" x 11'6" (5.18 x 3.51 (5.17 x 3.50))  
parquet wooden floor, radiator, secondary glazed front window

**Kitchen/breakfast room**  
13'7" x 13'2" (4.14 x 4.01 (4.13 x 4.02))  
a range of base and drawer units with worktop surfaces over, matching wall units, Belling range cooker, space for fridge freezer, tiled floor, three double glazed windows

**Utility room**  
plumbing for washing machine, tiled floor, door to rear, door to:

**Cloakroom**  
low level w.c, wash hand basin

**Conservatory**  
tiled floor, door to garage, french doors to rear garden

**First floor landing**  
access to all bedrooms and an area with window overlooking the garden and views over farmland

**Front bedroom 1**  
16'7" x 8'10" (5.05 x 2.69)  
windows to three elevations to take in the views, door to:

**En suite shower room**  
shower cubicle with electric shower, wash hand basin, low level w.c, tiled walls, tiled floor

**Front bedroom 2**  
14'0" x 10'10" (4.27 x 3.30)  
window overlooking the front, door to:

**En suite shower room.**  
shower cubicle with electric shower, wash hand basin, low level w.c, tiled walls, tiled floor

**Front bedroom 3**  
17'4" x 11'7" (5.28 x 3.53)  
fitted wardrobes, radiator, secondary glazed window to front

**Front bedroom 4**  
14'0" x 11'7" (4.27 x 3.53 (4.26 x 3.54))  
fitted wardrobes, over stairs storage cupboard, radiator, window overlooking the front

**Rear bedroom 5**  
fitted wardrobes, radiator, window overlooking the rear garden

**Bedroom 6/study**  
11'9" x 7'3" (3.58 x 2.21 (3.59 x 2.20))  
radiator, secondary glazed window overlooking the rear

**Bathroom**  
bath with mixer tap and shower attachment, separate shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, tiled floor, part tiled walls, radiator

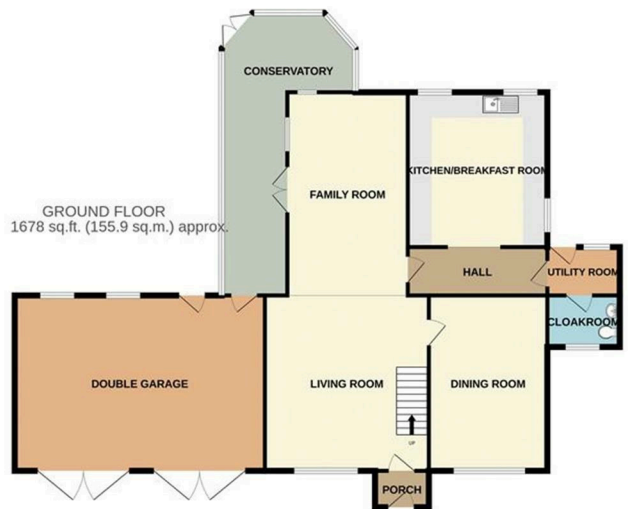
**Outside**  
the property sits on a large plot with gardens surrounding all four sides and there are open views over farmland the the side and rear. To the front there is an in-and-out driveway which has ample parking for several vehicles leading to the double garage. Side access to left and right lead to the rear garden that has lawned areas, well stocked herbaceous areas, patio areas, wood store, shed and the propane gas storage tank.

**Double garage**  
17'7" x 24'3" (5.36 x 7.39 (5.37 x 7.40))

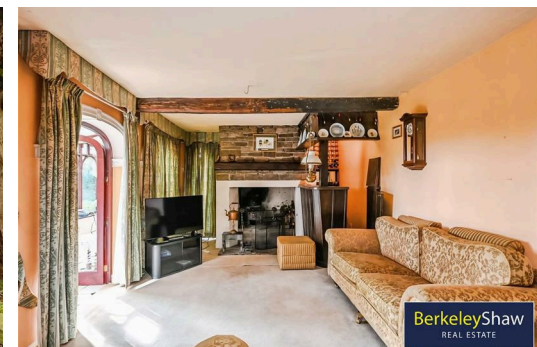
two sets of double doors to the front for vehicle access, door to the rear for pedestrian access to the garden, light and power and two rear windows for added natural light

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 2963 sq.ft. (275.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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