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INDEPENDENT SALES & LETTING AGENTS

Melody House

Haverthwaite, LA12 8AF

Offers In The Region Of £600,000

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We're pleased to present this beautiful former Lakeland inn, once known as the Hark to Melody Inn (circa 1745), now thoughtfully reimagined as a characterful and welcoming home. Rich in heritage yet comfortably modern, the property blends original features with considered updates to create a space that feels both timeless and effortlessly liveable. Generous in feel and size, set against charming gardens with a woodland backdrop, it offers a rare opportunity to acquire a home of genuine substance and story.

Steeped in South Lakeland history, this stunning former public house - once known as the Hark to Melody Inn - has been thoughtfully transformed into a substantial and character-filled family home. Generous in scale and rich in charm, the property offers a wonderfully warm and inviting atmosphere throughout. At the heart of the home sits a striking central lounge, complete with log burner and dual open access into the kitchen–breakfast space, enhancing both flow and sociability. A cosy snug with multi-fuel log burner provides the perfect retreat, while a private and intimate dining room creates an ideal setting for entertaining. The naturally light kitchen provides a welcoming everyday entrance to the home, with breakfast bar seating and double doors opening directly onto the delightful country garden - a peaceful setting enjoying superb views towards ancient surrounding woodland. To the first floor are four well-proportioned double bedrooms, including an impressive master suite with a four-piece en-suite bathroom. A stylish shower room serves the remaining bedrooms. The second floor offers two further large and highly versatile rooms, currently utilised as light-filled office spaces but equally suited to additional bedrooms, hobby rooms or studio space. Externally, the home provides all important off-road parking and a well presented and private garden area complete with mature borders and stunning undisturbed outlooks. Melody House is a superb and distinctive home where history, warmth and space combine beautifully - internal viewing is essential to fully appreciate the atmosphere and flexibility on offer.

Entrance Hall
18'2" x 3'7" (5.552 x 1.113)

Lounge Area
21'4" x 19'10" (6.525 x 6.065)

Snug
18'2" x 11'5" (5.559 x 3.486)

Dining Room
12'4" x 8'9" (3.771 x 2.682)

Kitchen-Breakfast Bar
21'0" x 7'11" (6.419 x 2.432)

Utility Room
11'11" x 6'10" (3.637 x 2.088)

Ground Floor WC
6'11" x 5'0" (2.112 x 1.547)

Landing
12'6" x 7'10" (3.815 x 2.404)

Bedroom One
19'7" x 12'1" (5.976 x 3.695)

En Suite
12'2" x 7'9" (3.712 x 2.376)

Bedroom Two
18'1" x 11'6" (5.518 x 3.512)

Bedroom Four
12'10" 9'0" (3.921 2.756)

Bedroom Three
12'8" x 10'6" (3.883 x 3.218)

Shower Room
6'6" x 5'11" (1.999 x 1.815)

Attic Landing
9'11" x 6'9" (3.034 x 2.059)

Attic/Study Room One
21'0" x 19'7" (6.426 x 5.989)

Attic/Study Room Two
12'3" x 19'1" (3.736 x 5.821)

Outbuilding/Log Store
5'1" x 4'11" (1.572 x 1.512)

- Character Packed Family Home
- Four Generous Bedrooms including Master with Ensuite
- Private Garden and Off Road Parking
- Space, Warmth and History in one Exceptional Home.
- Striking Living Accommodation
- Two Versatile Top-Floor Rooms — ideal for offices, studios or extra bedrooms.
- Countryside Views
- Council Tax Band D

Road Map

Terrain Map

Floor Plan

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.