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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. The property benefits from a three-phase electricity supply, providing enhanced electrical capacity and future-ready flexibility for EV charging, renewable energy systems, heat pumps, and high-demand workshop or domestic equipment. The property has also recently subscribed to a new high speed fibre broadband connection, providing fast, reliable connectivity well suited to home working, streaming, smart home systems, and modern digital living.

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.
- Council Tax Band D
- Striking Living Accommodation
- Two Versatile Top-Floor Rooms — ideal for offices, studios or extra bedrooms.
- Countryside Views
- High Speed Fibre Broadband



Road Map



Terrain Map



Floor Plan



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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.

