



MILL HOUSE, CHURCH ROW
MELSONBY, NORTH YORKSHIRE, DL10 5LX

A super four bedroom, two bathroom barn conversion with lots of lovely features including beamed ceilings and different shaped and sized windows. The property is set in a quiet position at the end of a cul de sac with the benefit of a double garage plus parking. The property is decorated in contemporary natural tones and is well presented. Internal viewing highly recommended.

- Four bedroomed barn conversion
- Double garage and parking
- En suite master bedroom
- Super living dining kitchen
- Cloakroom/wc
- EPC (EER) D59



Guide price £299,950

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

MILL HOUSE, CHURCH ROW

MELSONBY, NORTH YORKSHIRE, DL10 5LX

SITUATION AND AMENITIES

Melsonby lies in an extremely attractive rural area, making it an ideal base from which to explore the Yorkshire Dales, Teesdale and the North Yorkshire Moors. The village has a primary school and public house. Educational opportunities (both comprehensive and private) can be found at Richmond, Barnard Castle, Darlington and Yarm. Local theatres include Richmond, Darlington and Durham. Further amenities are found in a number of the local market towns, with Darlington, Durham and Newcastle upon Tyne all easily accessible by rail and road.

ENTRANCE PORCH

With a solid wooden front door opening into the porch which has a slate flooring and opens directly into the reception hall.

RECEPTION HALL 3.4m x 2.67m (11'2" x 8'9")

With a window to the rear elevation, return staircase to first floor with useful understairs cupboard, laminate flooring. From here there is access to the cloakroom/wc, living room and dining kitchen.

CLOAKROOM/WC

White suite comprising low level wc and bracket wash hand basin.

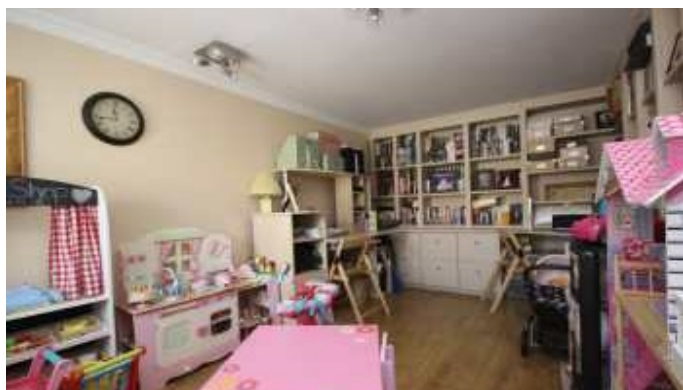
LIVING ROOM 4.67m x 4.52m (15'4" x 14'10")

A lovely room with a beamed ceiling and two full height glass doors opening out onto the front garden. A focal point of this room is a feature stove set on a raised brick hearth with a wooden lintel over. From here a door leads through to the study/playroom.



STUDY/PLAYROOM (FORMER GARAGE) 3.06m x 4.89m (10'0" x 16'1")

This room was one of the garages and still has an electric roller shutter door so the garage could be re-instated if desired, alternatively, it works well as an additional room. With UPVC sliding patio doors to the front driveway area.



DINING KITCHEN

A super open space separated by an island style unit with display and cupboard space below.

DINING AREA 4.50m x 3.65m (14'9" x 12'0")

Plenty of room for both a dining table and chairs and a relaxing area too, with windows to both front and rear, a lovely light space to be. From here there is an opening straight through to the kitchen area.



KITCHEN AREA 2.52m x 4.50m (8'3" x 14'9")

Fitted with a range of wall and floor cupboard units in cream frontage with granite effect work surfaces and tiled surrounds to the work tops. Incorporated within the units is an inset single drainer sink unit, extractor hood, fridge, freezer, dishwasher and wine rack. There are also two full height utility cupboards, one with the plumbing for the automatic washing machine. From here a solid wooden door opens out to the rear courtyard garden.



FIRST FLOOR LANDING

A long landing with three windows overlooking the front gardens. Beams to the ceiling. From here there is access to all four bedrooms and the family bathroom.

BEDROOM ONE 4.01m x 3.94m (13'2" x 12'11")

Fitted with pine wardrobes to one wall, a feature window with window seat below. Access to the en suite shower room.



BEDROOM FOUR 3.48m x 2.07m (11'5" x 6'9")

With views over the rear courtyard, beamed ceiling. Loft hatch.

FAMILY BATHROOM/WC

Fitted with a white suite comprising panel bath with electric shower over and glass screen, oval wash hand basin set to a wooden plinth, and low level wc. There is some useful shelving below the window reveal.

EXTERNALLY

The front garden comprises lawns with shrub borders and a picket fence surround.

The rear garden is a courtyard garden with stone flagging bordered by a gravel and shrub bed, also with a picket fence surround. We are advised by the vendors that they have a private pedestrian right of way over two neighbouring properties.

EN SUITE SHOWER ROOM

With travertine tiled walls. Step in shower cubicle with glass screens and a rainhead shower. White pedestal wash hand basin and low level wc.



BEDROOM TWO 2.57m x 3.49m (8'5" x 11'5")

With a window seat overlooking the rear courtyard garden, beamed ceiling and fitted wardrobes.



BEDROOM THREE 3.47m x 2.59m (11'5" x 8'6")

With views over the rear courtyard garden, beamed ceiling.



DOUBLE GARAGE

The double garage adjoins the property with two electric roller shutter doors. As earlier stated the garage closest to the property has a pedestrian door into the living room and is currently used as a study/playroom with sliding patio doors inside the garage doors.

TENURE

The property is believed to be sold freehold with vacant possession on completion.

LOCAL AUTHORITY AND TAX BAND

Richmondshire District Council 01748 82900. For Council Tax purposes the property is banded E.

OTHER INFORMATION

The property is served by electric night storage heating.

VIEWINGS

Strictly by appointment with GSC Grays, telephone 01748 829217

PARTICULARS

The particulars were prepared in August 2016.

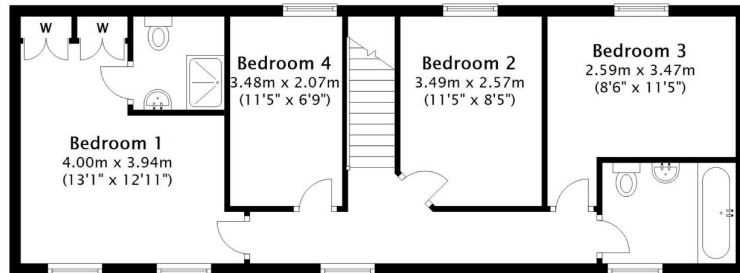
The photographs were taken in August 2016.



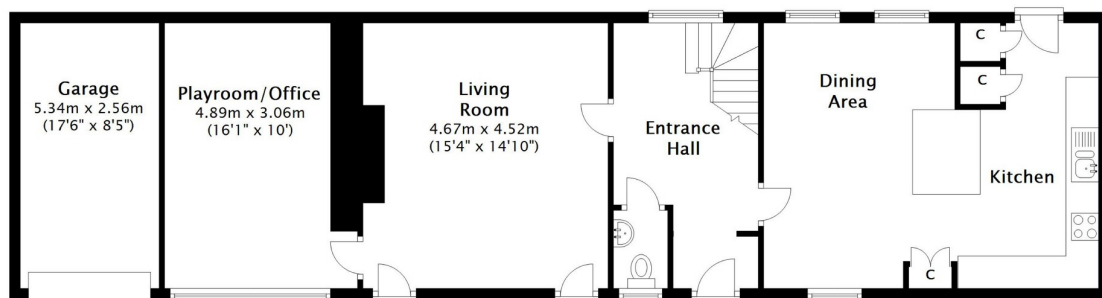
GSC GRAYS

PROPERTY • ESTATES • LAND

Mill House Church Row, Melsonby

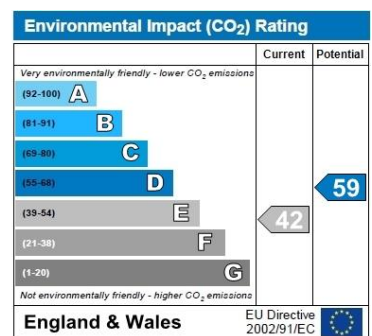
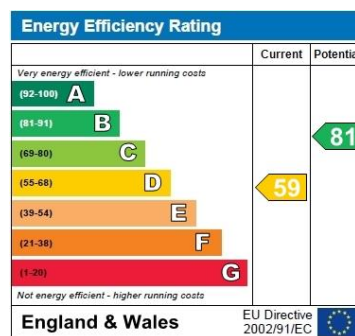


First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



Disclaimer Notice: PLEASE READ:

GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract. 2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



See all our properties at
OnTheMarket.com

BARNARD CASTLE • BEDALE • HAMSTERLEY • LEYBURN • RICHMOND • STOKESLEY

WWW.GSCGRAYS.CO.UK