



Fir Trees, Wobbeck Lane, Melmerby

£360,000



## Fir Trees, Wobeck Lane, Melmerby

If you're looking for a spacious four bedroom family home in an idyllic country setting then look no further... this most deceptive end of terrace house offers spacious and highly versatile living space over three floors plus a useful cellar room, large garden with workshop and plentiful parking, beautifully situated along a peaceful country lane on the edge of this most convenient village.

SOLO SAY: Attracted by the quiet and safe location, versatile accommodation and modern features, the current owners found the perfect match for their young family. Having enjoyed the property thoroughly and installing, at significant expense, an Air Source heat pump, it is now time to move on to pastures new and let the successful buyer enjoy the rare combination of generous proportions and economical running costs. The distinctive design incorporates unusually wide windows allowing natural light to flood in and maximum enjoyment of the surroundings.

The wide-ranging benefits of living in less built up areas, close to countryside, mature trees and open spaces are well documented and help ensure this fabulous home will have wide appeal. Terms such as 'viewing recommended' and 'deceptively spacious' are often over used but seldom more pertinent in this case. We can only suggest you give this fabulous home the opportunity to sell itself and highlight its many virtues on a personal viewing.







A practical and welcoming entrance lobby provides space to store shoes and hang coats before entering the hallway where you'll find a downstairs toilet and the stairs to the first floor. The breakfast kitchen offers a modern range of units with plenty of storage and workspace together with space for appliances. Stepping into the stunning, open-plan reception room offers great versatility for various living, dining or entertaining configurations together with study or play areas for children. The fabulous wide window overlooks and connects seamlessly to the rear garden.

Continuing on the first floor, you'll find a spacious landing with window to the side, three bedrooms and the house bathroom.

Take the stairs to the second floor and prepare to be amazed... cavernous proportions ensure this wonderful space could serve many requirements including as a luxurious bedroom suite, home office, games/playroom or additional reception room. A stylish en-suite shower room and large walk-in wardrobe/storage cupboard complete this floor.

Return to the ground floor and a 'secret' door, under the stairs, leads to the lower ground floor where you'll find a most useful basement offering excellent storage space and utility area.





At the front of the house there is a small lawn and a wide gravelled driveway providing ample off-street parking, extending to the side.

To the rear of the house there's a larger than average size, private and enclosed garden with mature hedging to the boundaries, good size lawn and an insulated timber workshop/shed with power connected.

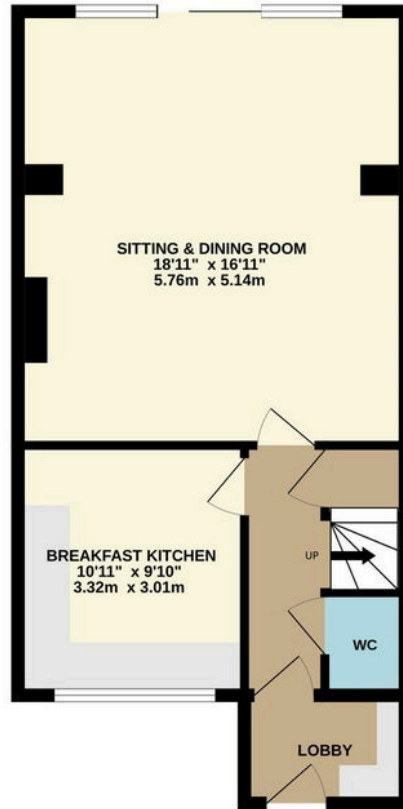
Melmerby is an attractive North Yorkshire village with a traditional range of amenities including an active village hall, village pub (recommended!) and children's play area.

The cathedral city of Ripon and market town of Thirsk are within easy driving distance and both offer a wide choice of shops, restaurants and leisure facilities.

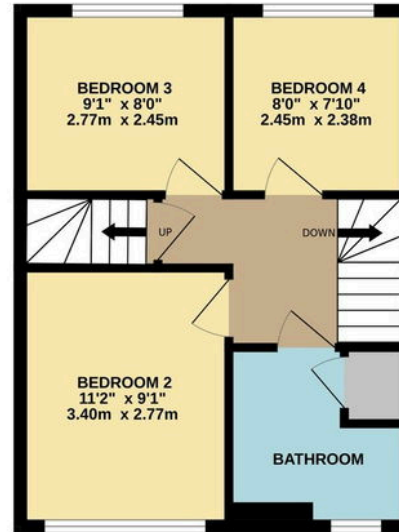
The village is superbly placed for the commuter or regular traveller with fantastic ease of access to the A1(M), A19 and the train stations at Thirsk and Northallerton.



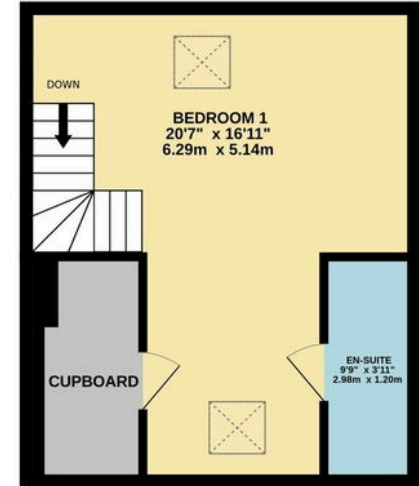
GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



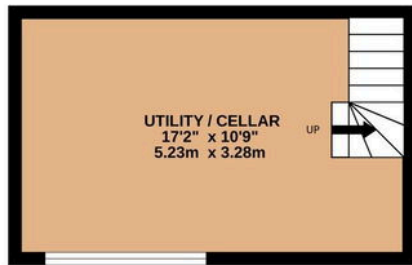
1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



BASEMENT  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1430 sq.ft. (132.9 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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