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"For Sales In The Dales"



Mellwood, Winton

- Detached Family Home With A Holiday Cottage & Barn
- Beautiful Secret Garden & Covered Yard
- Off Street Parking
- Living Room With Multi Fuel Stove
- Kitchen With Rayburn & Dining Room
- Utility Area & Cloakroom
- Three Bedrooms
- Two Bed Cottage Attached
- Ideal For Multi Generational Living
- Village Green Location

Postcode: **CA17 4HS**

Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **E**

Local & Planning Authority:
Westmorland and Furness Council

Guide Price: £545,000 to £625,000



Mellwood is situated on the green at Winton, a desirable village which is a short distance from Kirkby Stephen.

Winton itself is a quiet village with a good community, 1.5 miles by road from Kirkby Stephen, or a short easy walk. It has an excellent pub, the Bay Horse, a village hall, green and a chapel. Kirkby Stephen is a small, active market town set in the beautiful Eden Valley, at the mid-point of the Coast-to-Coast long-distance footpath. It has highly regarded primary and secondary schools, a range of shops, pubs and tearooms, bank and post office. There are excellent commuting links, with the M6 being 12 miles to the west and the A66 link to the A1 within 3 miles. Kirkby Stephen railway station, on the historic Settle-Carlisle line, provides links to Leeds and Carlisle.

Mellwood has been a much-loved family home for the current owners for the last 60 years. They have lived in the main house and run the attached cottage as a successful holiday let.

The main accommodation comprises a welcoming entrance hall, a living room with a multi fuel stove, a dining room and a country style kitchen with a Rayburn. There is also a rear entrance with a utility area, WC and storage. Upstairs, there are two double bedrooms, a good size single bedroom and the house bathroom.

The attached cottage comprises a dining kitchen and a cosy living room with a multi fuel stove. Upstairs there are two double bedrooms and a shower room. The cottage would make ideal overflow accommodation to the main house, a separate dwelling for dependant relatives or could be returned to a successful holiday let.

Outside, there is off street parking for multiple cars, as well as a covered yard area ideal for storage. There is also a small outbuilding that houses the oil tank and currently used as a workshop.

Attached to the cottage, is a barn currently used as a utility room and storage. With the correct permissions this could be converted as additional living accommodation.

Leading to the rear, reveals a beautiful secret garden which consists of a vegetable patch, flower beds and mature trees. There is a lovely summer house with electric to enjoy this peaceful garden all year round.

A viewing of Mellwood is highly recommended to appreciate the scope and size of the properties and plot.

MAIN HOUSE

Ground Floor

Entrance Hall Fitted carpet. Coved ceiling. Built-in under stairs cupboard. Radiator. Staircase. Front door.

Living Room Fitted carpet. Beamed ceiling. Coved ceiling. Fireplace housing woodburning stove. Serving hatch through to the kitchen. Built in feature display cupboard. Radiator. Two windows overlooking the village green.

Dining Room Wood flooring. Coved ceiling. Dado rail. Radiator. Window with top opening.

Kitchen Tiled floor. Excellent range of wall and base units. Part tiled walls. Oil Rayburn that heats the hot water. Electric four ring hob. Double electric oven. 1 1/2 stainless steel sink. Space for slimline dishwasher. Space for upright fridge freezer. Large window with stone ledge.

Rear Hallway Tiled floor. Patio door. Large Velux window.

Utility Area Vinyl floor. Butler style sink. Space for washing machine. Built-in coat cupboard.

Cloakroom Tiled floor. Boiler. WC. Frosted window.

First Floor

Landing Fitted carpet. Coved ceiling. Double door airing cupboard housing hot water tank with shelving.

Bedroom 2 Fitted carpet. Coved ceiling. Shower enclosure. Two windows. Radiator.

Bedroom 1 Fitted carpet. Excellent range of built-in wardrobes and storage. Radiator. Window looking out to the front.

Bedroom 3 Fitted carpet. Built-in store cupboard. Window looking out onto the Green. Radiator.

Bathroom Vinyl floor. Part tiled walls. Bath. Basin. WC. Radiator. Heated towel rail. Radiator. Large window with top opening.





COTTAGE

Ground Floor

Entrance Hall Tiled floor. Front door.

Dining Kitchen Vinyl floor. Strip light. Part tiled walls. Good range of wall and base units. Stainless steel sink. Space for electric cooker. Instant hot water tank. Radiator. 2 windows on 2 aspects.

Living Room Fitted carpet. Built in double cupboard. Brick fire place with multi fuel stove and stone hearth. Radiator. Staircase. Large front window. Window with view to rear of the property.

First Floor

Landing Fitted carpet.

Bedroom 1 Double bedroom. Fitted carpet. Built in wardrobe. Radiator. Window.

Bedroom 2 Small double bedroom. Fitted carpet. Built in wardrobe. Window.

Shower Room Laminate flooring. White suite comprising walk in electric shower, WC and wash basin. Built in cupboard. Radiator. Window.

Barn Split into 2 rooms. Half used as a utility room. Electric and plumbing. Tiled floor. Stainless steel sink. Plumbing for washing machine. The other half has a mezzanine level and is currently used for storage.



Outside

Outbuilding Small lean to outbuilding currently used as a workshop. Housing oil tank.

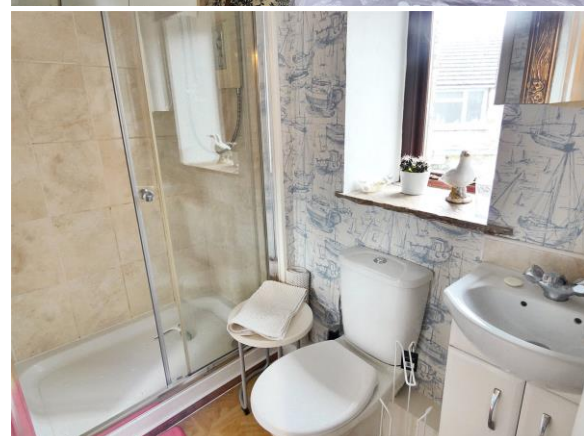
Yard Covered yard area which leads to the garden. Ideal storage or to enhance your outdoor living.

Garden Extensive 'secret' garden. Lawn, vegetable patch, flower beds, mature trees and plants. Garden shed and summer house with power which overlooks the garden.

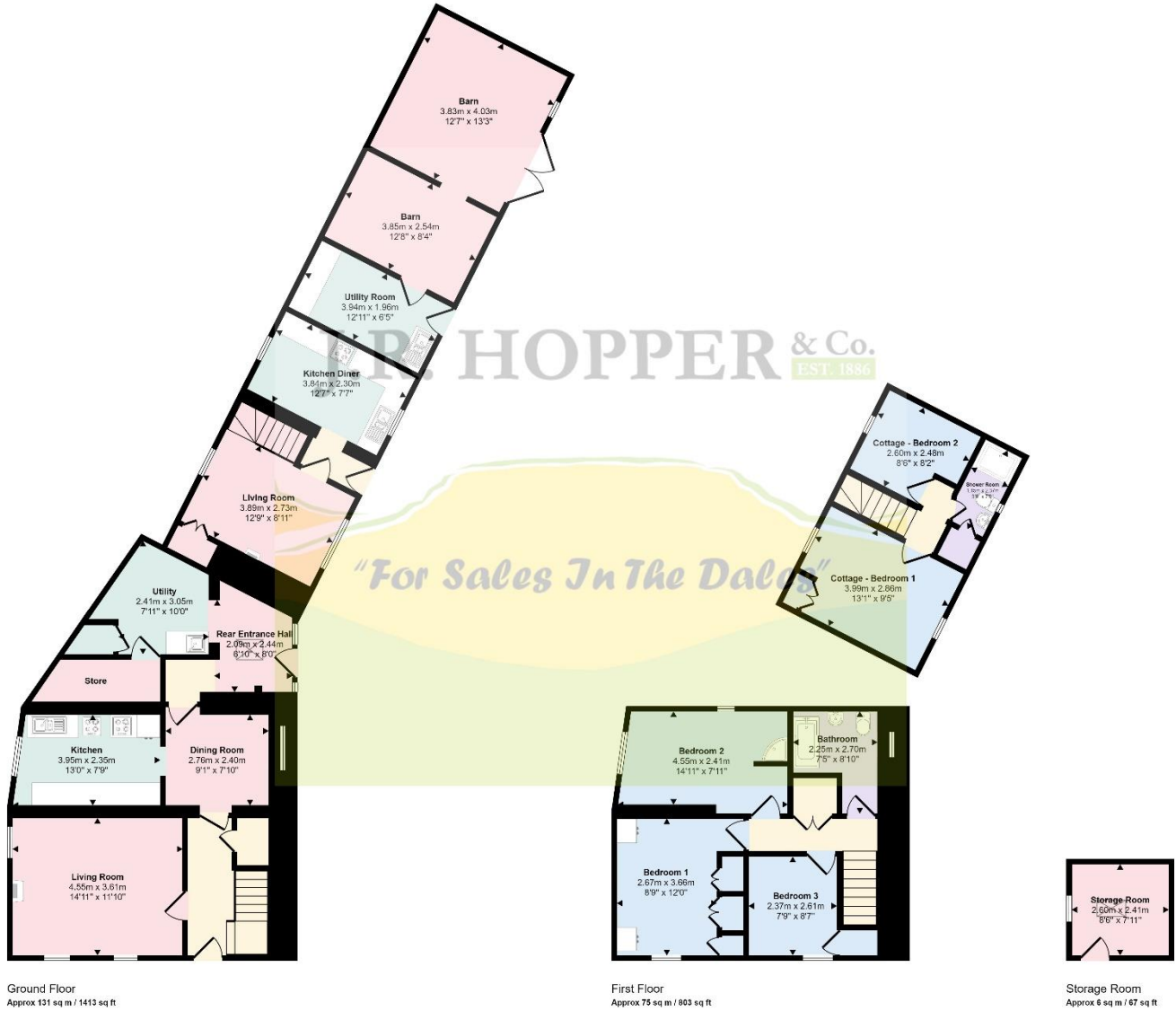
Parking Driveway parking for multiple cars.

Agents Notes Oil central heating. Mains waste and mains water. Rayburn heats the hot water and can also be programmed to heat the radiators. The neighbour has a right of access across the yard to their garden gate.

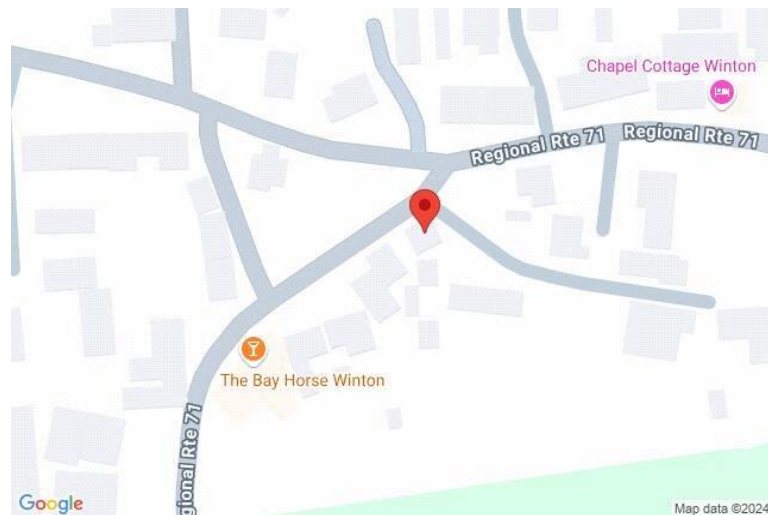




Approx Gross Internal Area
212 sq m / 2283 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bedroom suites are representations only and may not look like the real items. Made with Made Simple 360.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.