





# Coney Meadow, Melmerby

£660,000

5 2 3





Coney Meadows is a generously designed, well maintained, fivebedroom detached home set in a prime position within this lovely village. With its combination of space, style and beautiful surroundings, this home is perfect for those seeking a blend of rural charm and modern comfort, while still being within easy reach of superb amenities and road links.

Inside, there are extremely well-proportioned rooms, beginning with a spacious and welcoming entrance hall complete with sweeping staircase (leading up to a bright and airy landing) and a cloakroom/wc.

The roomy and inviting lounge has a log burner and sliding patio doors leading into the garden, while the newly fitted and stylish breakfast kitchen, complete with integrated appliances, serves as the heart of the home. This leads to a separate dining room, adding practicality and being perfect for family gatherings. From here there is a dedicated study providing an ideal space for home working or hobbies.

The current owners have converted the garage into a versatile family room, providing additional living space. This is a truly lovely room with French doors leading to the garden - making it ideal for relaxation and entertaining and offering stunning open views across the fields. A perfect place to sit and enjoy the changing seasons. There is also a built-in utility cupboard in this room, providing great storage.

Of the five bedrooms, two benefit from en-suites, while the remaining 3 rooms share a very well-appointed family bathroom, with shower and bath.

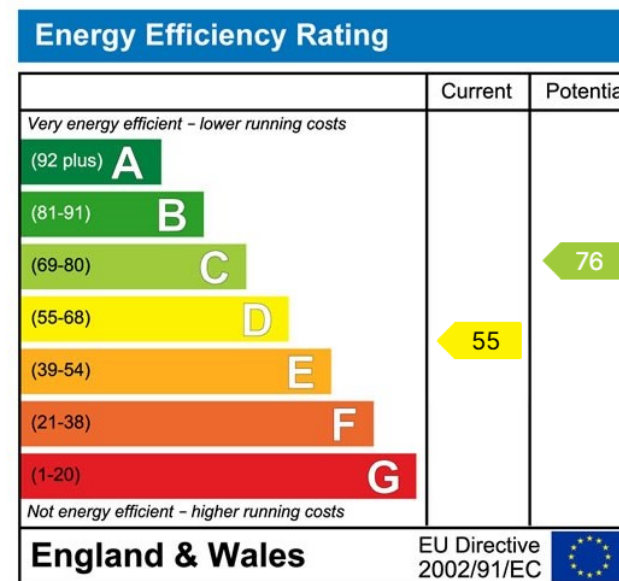
The property is positioned within beautifully maintained gardens to the front and rear, providing a tranquil and private setting. There is also a dreamy summerhouse and a secluded area specially designed for outside dining. A driveway, ample parking, covered carport, large workshop and wooden storage complete the package.





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 Kathryn Barr Estate Agents by Vue3sixty Ltd

- Detached, spacious, family home
- Open country views
- 2 en-suites, family bathroom
- Updated kitchen/breakfast room
- Summerhouse
- 5 Bedrooms
- Charming Village
- 4 reception rooms
- Beautifully maintained gardens
- Carport, Workshop, Storage



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Holme Lane, Seamer  
North Yorkshire, TS9 5LL



Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL  
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707  
[kathryn@kathrynbarrestateagents.co.uk](mailto:kathryn@kathrynbarrestateagents.co.uk)