

Moor House, 63 Moor Road, Melsonby



Moor House, 63 Moor Road, Melsonby, North Yorkshire.

Guide Price: £425,000

Sitting on the edge of this highly regarded and conveniently positioned village, Moor House is a very generously proportioned cottage featuring spacious and flexible living spaces which are complimented with impressive mature gardens. To the ground floor there is a large living room, a dining room, a handmade kitchen, two bedrooms and a bathroom, with the first floor having two further bedrooms, a snug and a shower room. Externally there is a garage and mature well planned gardens featuring a wide range of specimen planting and well stocked beds. Being offered CHAIN FREE, an early inspection is strongly recommended!



Dining Room:

The large dining room is currently used as an additional sitting room and features a double glazed window, a radiator and an impressive fireplace with stone detailing and a log burning stove. A pair of doors open into the living room. A set of stairs lead up to the snug and Bedroom 1 and the Snug.

Living Room:

A large, dual aspect room having a double glazed window to the front and a set of double glazed sliding

doors to the garden. There are two radiators, a TV point and a large fireplace with stone detailing and a log burning stove.

Dining Kitchen:

With ample space for a table, the kitchen is fitted with a range of handmade units which are complimented with marble countertops. There is an electric cooker with an extractor over, a dishwasher, a washing machine, and a Belfast sink. The double glazed window overlooks the garden and a fully glazed door leads out to the patio area.



Inner Hall:

With a storage cupboard and fitted shelving. A set of stairs lead up to Bedroom 2.

Bedroom 3:

A double bedroom with a hanging rail, a radiator and a double glazed window to the front of the property.

Bedroom 4/Study:

With a radiator and a double glazed window overlooking the garden.

Bathroom:

Fitted with a modern white suite that comprises a bath with a shower attachment, a WC and a wash hand basin. There is a heated towel rail and a double glazed window.

Bedroom 1:

A large double bedroom with exposed ceiling beams, a radiator and two roof windows with views.

Snug:

A lovely space for seating and enjoying the view over the garden through a set of double glazed doors.

Shower Room:

Fitted with a large shower enclosure with a Mira electric shower, a WC a bidet and a wash hand basin. There is a heated towel rail and a double glazed window.

Bedroom 2:

A double bedroom with exposed ceiling beams, a radiator and two roof windows with views.

External

To the front of the property there is a garage with a roller door. The garage has power, light, a sink, toilet, and a workbench. A door gives access to the garden.

The most impressive South East facing rear garden is a real gardeners dream. It has been lovingly developed and planned over many years and features mature, well stocked borders that include a number of specimen plants including palms, banana trees, acers, bamboo and laburnums.

There is a fruit garden, a summerhouse, a private pagoda, a shed and a large greenhouse.

Additional Information:

The postcode is DL10 5PF and the Council Tax Band is E.

The oil fired boiler is located in the rear garden.





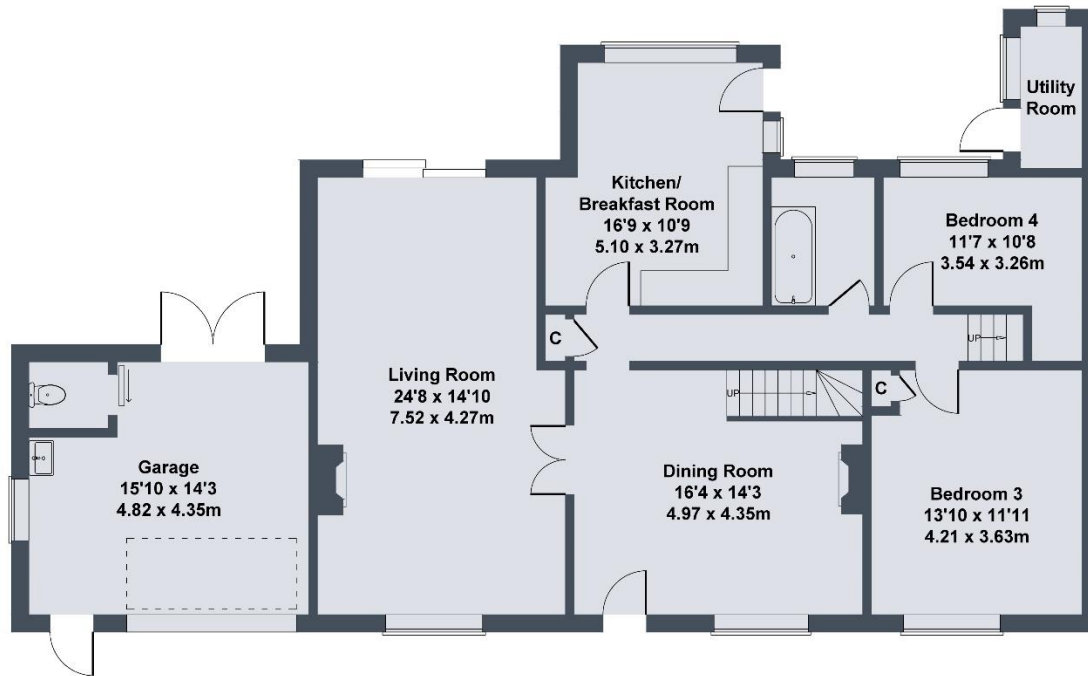
Melsonby

Melsonby is a highly regarded village conveniently positioned between the historic market towns of Richmond and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, it is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 15 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

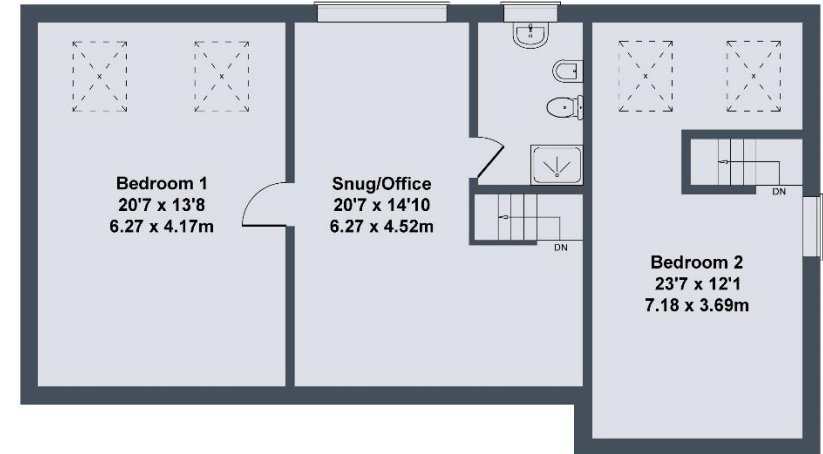
Melsonby has a primary school with the secondary schools of Richmond a 10 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.



63 Moor Road, Melsonby DL10 5PF



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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