



## ‘Rose Cottage’ 51 West Road, Melsonby

Offers in the Region of £235,000

Located in this very popular Village, tucked away, and within proximity to transport links, ‘Rose Cottage’ is brimming with character, and will appeal to a range of Buyers. To the ground floor is a living room, a dining area and a kitchen, whilst to the first floor are two double bedrooms, a bathroom and a large loft space which could be converted subject to the relevant permissions. Externally, the property has driveway parking and a stone built store. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG



# ‘Rose Cottage’ 51 West Road, Melsonby

Located in this very popular Village, tucked away, and within proximity to transport links, ‘Rose Cottage’ is brimming with character, and will appeal to a range of Buyers. To the ground floor is a living room, a dining area and a kitchen, whilst to the first floor are two double bedrooms, a bathroom and a large loft space which could be converted subject to the relevant permissions. Externally, the property has driveway parking and a stone built store. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

## **Entrance Porch:**

Accessed via a part glazed timber door, the entrance porch is an ideal place for coats and shoes and has windows to the front and side of the property, a storage heater and a second glazed door which leads to the dining area.

## **Dining Area:**

With ample space for a table, wall lighting, a storage heater and stairs to the first floor.



## **Living Room:**

A dual aspect room with a leaded window to the side of the property and a upvc double glazed window to the front. The living room is a perfect space for relaxing in front of the brick hearth and surround, housing an open fire, a TV point and a storage heater.



## **Kitchen:**

Comprising a range of wall and base units with complimenting countertops, with an electric oven and hob, an undercounter fridge, a sink with drainer, a washing machine and a upvc double glazed window overlooking the front of the property.



## **First Floor Landing:**

With a glass block window to the rear of the property, and loft access. The loft is fully boarded, insulated and could be converted subject to the relevant permissions. It also has power, light and a double glazed window.

### **Bedroom 1:**

A dual aspect double bedroom with a leaded window to the side and a upvc double glazed window to the front of the property. With a storage heater and built in wardrobes, one of which houses the hot water cylinder.



### **Bedroom 2:**

A second double bedroom, with a storage heater and a upvc double glazed window to the front of the property.



### **Bathroom:**

Fully tiled, comprising a wc, a pedestal sink, a bath with an electric shower over and a upvc double glazed window to the rear of the property.



### **External:**

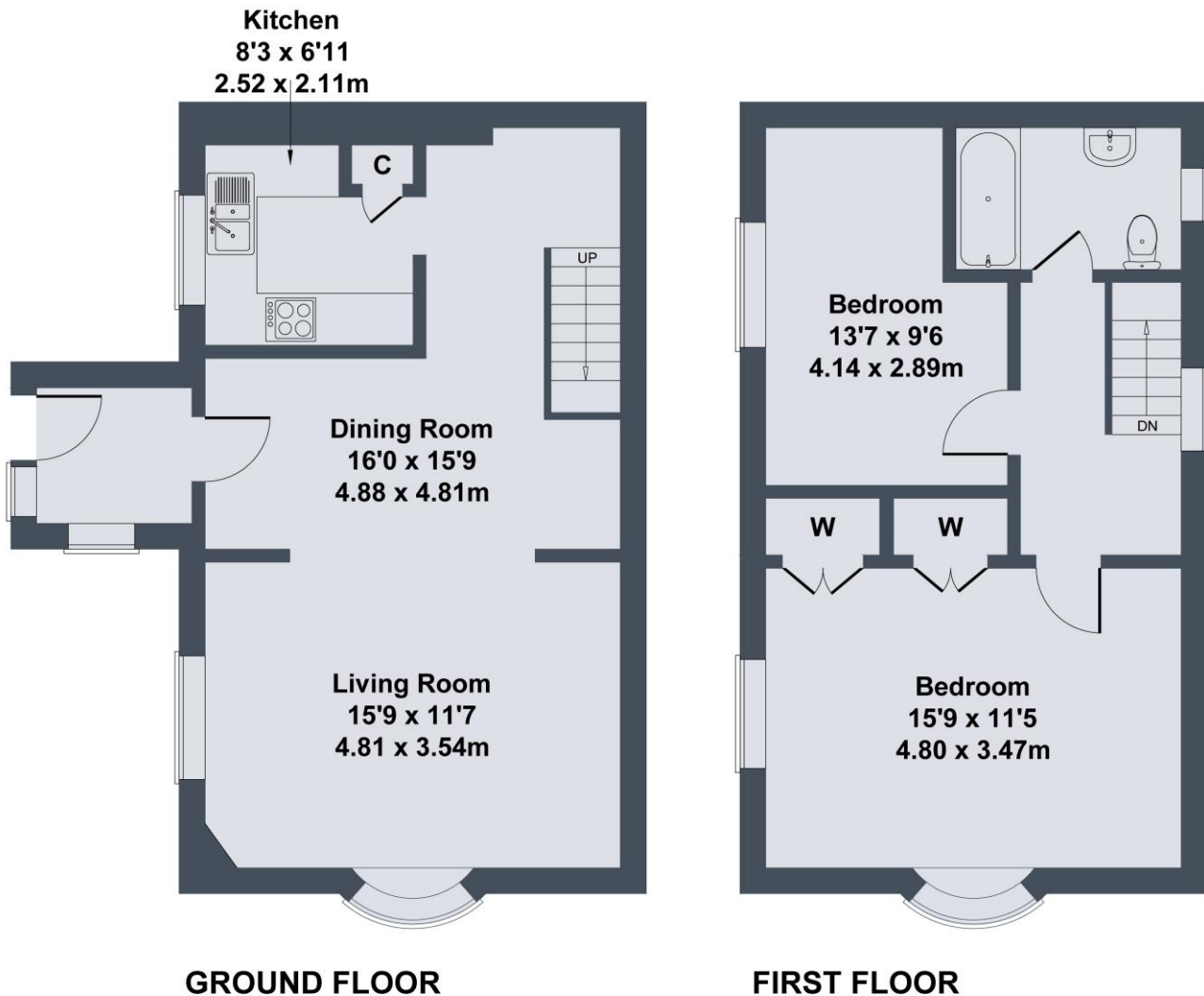
The property is accessed via a public right of way and is lawned to the front with planted shrubs and wildflowers. There is space for a bistro table, a perfect space for enjoying an evening glass of wine! The property has a stone built store opposite, a great space for storing gardening tools and such like.



### **Additional Information:**

The Postcode is DL10 5ND, the Council Tax Band is D.

## Rose Cottage, 51 West Road, Melsonby, DL10 5ND



**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.

Produced by Potterplans Ltd. 2025