



21 Glebe Court, Melsonby, Richmond, Yorkshire, DL10 5NU

Nestled within a private location at the head of a cul-de-sac we offer for sale a generous FOUR BEDROOMED link-detached residence which blends modern design with country character being stone clad and having sash style double glazing and stable door to the rear. The property has been much improved by the current vendors and offers spacious family accommodation with the potential to enhance further. The original layout has been reconfigured and allows for a generous L shape lounge and dining room, the size of the kitchen has been increased and there is convenient integral access to the garage. A handy ground floor cloaks/WC completes the accommodation to this floor.

To the first floor there are four bedrooms, an impressive master bedroom with dressing room and ensuite facilities, two further double bedrooms and a well proportioned single room which are serviced by a family bathroom/WC.

Externally the property sits in beautiful gardens. The front garden is open plan and laid to lawn with shrubbery to add interest. The block paved drive provides off street parking and this is in addition to an integral garage which measures (5.50m x 2.31m). The rear garden is simply stunning and at the time of coming to the market is in full bloom with an abundance of flowering plants and shrubs. It has the advantage of some lovely views across open countryside and backs onto a brick built store belonging to a large country home.

Melsonby Village has access to a well regarded local school and further schooling at Richmond, excellent transport links being on the door step of the A1M. There is also ease of access to local villages and the towns of Richmond and Darlington. The village has a vibrant community a local pub and a regular bus service.

The property is warmed by oil central heating and is fully double glazed which was installed in 2017 with guarantee remaining until 2027.

TENURE:

COUNCIL TAX:

RECEPTION HALLWAY

A UPVC door opens into the reception hallway which has the staircase to the first floor and leads to the lounge and dining room and kitchen and there is also access to the cloaks/WC.

CLOAKS/WC

With low level WC and handbasin.

LOUNGE

11'3" x 13'10" (3.44 x 4.24)

A welcoming reception room with a window to the front aspect with a feature fire surround with log burning stove at its heart. The room is open plan to the dining room and has French doors opening onto and enjoying views of the rear garden.

DINING ROOM

24'1" x 17'3" (7.35 x 5.28)

A generous room, easily accommodating a large family dining table. The room has a window and French doors accessing the garden. A door from this room leads to the kitchen.

KITCHEN

18'2" x 7'6" (5.54 x 2.30)

The kitchen comprises of an ample range of white gloss, wall, floor and drawer cabinets with wood effect worksurfaces with stainless steel sink unit. The appliance include an AEG electric oven with induction hob and there is also plumbing for a washing machine. The room overlooks the front aspect and has a stable door and window onto the garden. A personnel door conveniently leads into the garage.

FIRST FLOOR

LANDING

The landing leads to all four bedrooms and to the bathroom/WC.

BEDROOM ONE

18'4" x 10'0" (5.60 x 3.05)

A generous master bedroom with a dormer window to the front aspect. There is a door to a dressing room which leads through to ensuite facilities.



DRESSING ROOM

14'3" x 5'3" (4.36 x 1.62)

A spacious room currently used as a dressing room with a velux window to the front aspect and a door leading to ensuite.

ENSUITE

The ensuite has a walk in shower with electric shower. There is a grey gloss double vanity unit with dual hand basins and there is also a low level WC. The room has been finished with modern ceramics.



BEDROOM TWO

11'9" x 9'3" (3.60 x 2.83)

Bedroom two is also a good sized double bedroom with a window to the rear aspect.

BEDROOM THREE

12'7" x 9'3" (3.84 x 2.83)

A third double bedroom this time overlooking the front aspect and having a built in storage cupboard.

BEDROOM FOUR

7'10" x 7'10" (2.40 x 2.39)

A single bedroom overlooking the front aspect.

BATHROOM/WC

Comprising of a white suite with P shape bath with mains fed over the bath shower, low level WC and pedestal handbasin. The room has been finished with ceramics and has a window to the rear aspect.

EXTERNALLY

The front garden is open plan and laid to lawn with established shrubs to add interest. The driveway provides off street parking for two vehicles and this in addition to the garage (which measures 5.50m x 2.31m) which has light, power and an electric roller door. The rear garden is accessed via a passageway to each side of the property. The garden has been lovingly planned and maintained and is very pretty with an abundance of established plants and shrubs to the borders which edge a well tended lawn. It attracts a great deal of sunshine and is not overlooked at the rear and enjoys open countryside views to the side.



While every attempt has been made to ensure the accuracy of the information contained herein, measurements, floor areas, dimensions, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The vendor and agent do not accept any liability for any errors, omissions or inaccuracies. Prospective purchasers: The vendor and agent do not accept any liability for any errors, omissions or inaccuracies. Prospective purchasers should make their own arrangements to have the property and its contents measured and to have separate or alternative surveys carried out. Legal and professional advice is recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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