



VENTURE
PLATINUM

Layton View, Melsonby | Richmond
Offers Over £795,000



Nestled in the charming village of Melsonby, Richmond, this exquisite four-bedroom executive-style detached house offers a perfect blend of luxury and comfort. With three spacious reception rooms, this home is designed for both relaxation and entertaining, making it ideal for families and professionals alike.

The property boasts three well-appointed bathrooms with the main bathroom having recently been refitted, ensuring convenience for all residents. One of the standout features of this home is the ample parking space, accommodating upto many vehicles leading upto a double garage, which is a rare find in such a picturesque setting.

As you step inside, you will be greeted by a home that has been meticulously designed to the highest specification by the current owners. The attention to detail is evident throughout, creating an inviting atmosphere that is both stylish and functional.

One of the most captivating aspects of this property is garden room to the rear of which has the most breathtaking panoramic views, overlooking the stunning Tees Valley countryside. This serene backdrop provides a tranquil escape from the hustle and bustle of daily life, allowing you to enjoy the beauty of nature right from your own home.

Situated in a location that offers excellent commuting facilities, this property is perfect for those who wish to enjoy the peace of village life while still having easy access to nearby towns and cities.

This remarkable home must be seen to be fully appreciated. The discerning buyer will undoubtedly be impressed by the quality and charm that this property has to offer. Do not miss the opportunity to make this stunning house your new home.

Hallway

The large welcoming entrance hall features two radiators and a handmade staircase leading to the first floor.

Cloakroom 2.01m x 1.73m (6'7 x 5'8)

Having a WC, a wash hand basin, a radiator, a window and solid oak flooring.

Kitchen/Breakfast Room 6.13 x 4.11 (20'1" x 13'5")

A fantastic open plan dining kitchen which is flooded with light and creates a lovely space for communal living.

The Kitchen is fitted with a range of high quality units and a fitted dresser all of which are complimented with granite worksurfaces. Integrated into the units is a large "Rangemaster" range cooker.

The Dining Area has a radiator and a window to the side of the property. The dining area naturally runs into the Garden Room.

Garden Room 3.43 x 8.4 (11'3" x 27'6")

The stunning garden room is the perfect room to relax and enjoy the far reaching and panoramic views. Fully glazed, it is filled with sunlight and has a pair of doors that open to the garden.

Utility Room 3.43 x 2.29 (11'3" x 7'6")

The excellent utility room is fitted with a range of units, a sink unit, a dishwasher, a washing machine and an American style fridge freezer. There is a door to the garage and a door to the side of the property.

Dining Room 3.45m x 3.38m (11'4 x 11'1)

Ideal for more formal dining and having a radiator and a window overlooking the rear garden and beyond open aspect leading into the garden room.

Study 3.38m x 2.03m (11'1 x 6'8)

Perfect for those working from home, the study has a window to the rear overlooking the garden.

Lounge 5.54 x 3.94 (18'2" x 12'11")

A lovely room having an arched window to the rear which frames the open countryside views. The central focus of the room is the large inglenook fireplace which houses an oil fired stove and features a heavy timber lintel.

Garage 5.56 x 5.38 (18'2" x 17'7")

The double garage has two up and over doors, power, light and a door to the utility room.

First Floor Landing

The landing area links the large first floor areas and has a useful ironing room.





Bedroom One 5.54 x 3.94 (18'2" x 12'11")

A truly fantastic space, having a high vaulted ceiling with exposed timbers. The triple aspect provides distant views and creates a very light space.

En-Suite 3.38 x 2.03 (11'1" x 6'7")

With a large shower cubicle, a WC and a wash hand basin.

Bedroom Two 5.44 x 5.23 (17'10" x 17'1")

Another large double bedroom with a high vaulted ceiling. Currently used as a bedroom, it would be equally perfect as a games room or an additional family space.





Bedroom Three 4.45m x 2.97m (14'7 x 9'9)

A double bedroom having built in wardrobes and a window to the rear with distance view

En-Suite 2.07 x 1.66 (6'9" x 5'5")

With shower, a WC and a wash hand basin.

Bathroom 3.40m x 2.82m (11'2 x 9'3)

The large refitted to a high standard, luxuriously appointed bathroom features a corner bath, a shower, a WC and a wash hand basin.

Bedroom Four 3.40m x 3.38m (11'2 x 11'1)

A double bedroom with fitted wardrobes and a window to the rear with views.



Externally

Forming part of a small and exclusive development of only three properties, Layton View has a block paved driveway providing parking for three cars, which are bordered with mature planting and a small lawn.

Gates to both sides of the property give access to the rear of the property.

The beautifully manicured gardens feature well stocked and mature borders, a lawn and a number of patios and terraces providing various areas to enjoy the garden.

Tenure

Freehold

Property Details

Local Authority: North Yorkshire

Council Tax Band: G

Annual Price: £4,030

Conservation Area No

Flood Risk Very low

Floor Area 2,454 ft² / 228 m²

Plot size 0.13 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

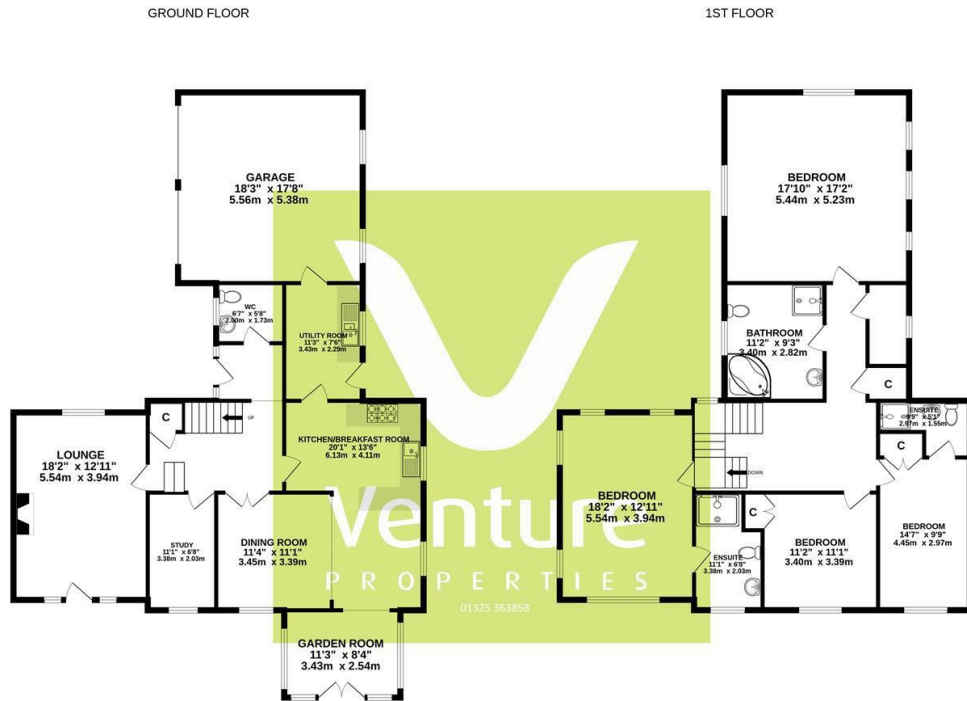
Note

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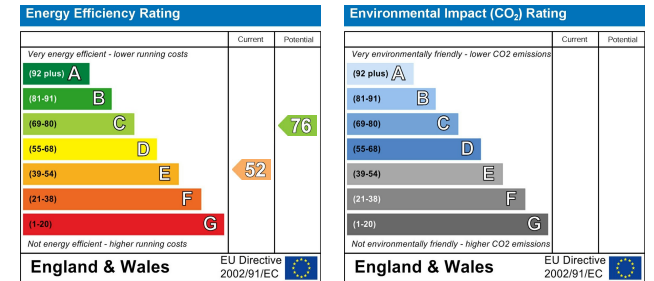




Layton View | Richmond



TOTAL FLOOR AREA: 2813sq.ft. (261.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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