



Barley Lodge Melton Court, Kirkby Fleetham, North Yorkshire, DL7 0SX  
Offers over £600,000



# Barley Lodge Melton Court, Kirkby Fleetham, North Yorkshire, DL7 0SX

FABULOUS LARGE BARN CONVERSION (about 268sqm/2,885sqft) on the edge of this pretty village with Great VIEWS. For Sale with NO ONWARD CHAIN. Ideal for a LARGE FAMILY, GUESTS, TEENAGER SPACE &/or HOME-WORKING, with 3 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, 5 Double BEDROOMS & 3 BATH/SHOWER ROOMS; Wonderful 4.81m x 4.34m (15'9" x 14'2") HALL, UTILITY ROOM, WASHROOM/WC & STORAGE. Screened GARDENS, GARAGE & PARKING. Courtyard setting of former barns & grain stores - Very Highly Recommended.

KIRKBY FLEETHAM is a community village with a Primary School & The Black Horse Inn & Restaurant, lovely Country Walks & excellent Accessibility, situated between the market towns of Northallerton, Bedale & Richmond. Road & Rail links: A1(M), A66 (Scotch Corner just over 8 miles) & A19. Northallerton mainline rail station about 8 miles (LONDON Kings Cross just over 2 hours), plus access to the beautiful North Yorkshire Moors & Dales.

## **PORCH 1.95m 1.54m (6'4" 5'0")**

Flagged floor & light point.

## **Fabulous RECEPTION HALL 4.81m x 4.34m max (15'9" x 14'2" max)**

A great 'overflow room' with Oak flooring, ceiling beam & staircase to first floor.

## **COATS STORE**

Light point & Trianco oil boiler.

## **WASHROOM 2.38m x 1.24m (7'9" x 4'0")**

Washbasin & WC.

## **UTILITY/BOOT ROOM 3.51m x 2.38m (11'6" x 7'9")**

Wall & floor units with worktop & sink with plumbing for washing machine under. UPVC double-glazed window to side.

## **SITTING ROOM 5.61m x 4.78m (18'4" x 15'8")**

A cosy deep room with open Register grate fireplace & ceiling beam. UPVC double-glazed patio doors to rear.

## **DINING ROOM 4.78m x 3.42m (15'8" x 11'2")**

Ceiling beam & UPVC double-glazed window to front.

## **KITCHEN/BREAKFAST ROOM 4.78m x 4.63m (15'8" x 15'2")**

Stone flagged flooring & fitted with an extensive Jolly's range of under-lit wall & floor units with wood-block worktops & twin Belfast sinks. Electric Aga, integrated fridge, freezer & dishwasher. Ceiling beam, down-lighting, UPVC double-glazed window to side & French doors to:

## **GARDEN ROOM 3.97m x 2.85m (13'0" x 9'4")**

Exposed feature brickwork, stone flagged flooring, light & power.

## **FIRST FLOOR LANDING (VIEWS) 4.85m x 3.71m overall (15'10" x 12'2" overall)**

Truss-beams & UPVC double-glazed window to front. Staircase to upper floor.

## **BEDROOM 1(VIEWS) 4.81m x 4.54m (15'9" x 14'10")**

Ceiling beams, UPVC double-glazed windows to side & rear, & doors to:

## **Walk-in WARDROBE 2.55m max x 2.37m max (8'4" max x 7'9" max)**

L-shaped with light point.

## **En Suite SHOWER ROOM 2.40m x 2.14m (7'10" x 7'0")**

Shower cubicle, ledge, washbasin & WC.

## **BEDROOM 2 (VIEWS) 4.89m x 3.05m (16'0" x 10'0")**

Ceiling beam & UPVC double-glazed window to side.

## **BEDROOM 3 (VIEWS) 4.83m x 3.42m (15'10" x 11'2")**

Ceiling beam & UPVC double-glazed window to front.

## **BATH & SHOWER ROOM (VIEWS) 4.80m x 3.22m (15'8" x 10'6")**

Claw-foot bath, shower cubicle, washbasin & WC. Ceiling beam & UPVC double-glazed window to rear.

## **SECOND FLOOR**

## **BEDROOM 4 (VIEWS) 5.30m x 4.42m (17'4" x 14'6")**

A fabulous vaulted, versatile room with truss-beams & 3 UPVC double-glazed window to side with the best views in the house!

## **BEDROOM 5. 5.30m min x 3.15m (17'4" min x 10'4")**

Including built-in cupboard with hot-water cylinder. Vaulted with truss-beams & 2 double-glazed Velux windows. Plus front & rear eaves storage.

## **SHOWER ROOM 2.56m x 2.56m (8'4" x 8'4")**

Shower cubicle, washbasin & WC. Ceiling beam & double-glazed Velux window.

## **OUTSIDE FRONT**

2-Car Parking & gravelled area (extra Parking) with shrubs.

## **GARAGE 5.34m max x 2.80m (17'6" max x 9'2")**

Light & power. Parking to front.

## **Enclosed SIDE & REAR GARDENS**

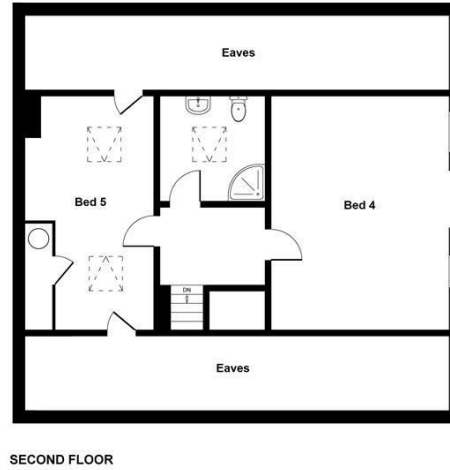
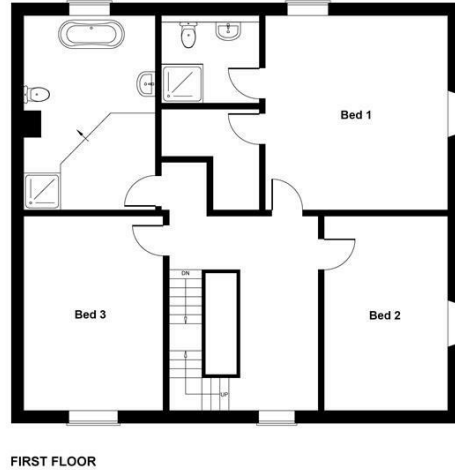
Another feature of the property are the sizeable enclosed side & rear gardens with flagged patio area & lawn with Laurel/shrub screening, further lawned garden with raised beds, enclosed Chicken Run & Shed & storage area. Gates to front & rear. Beyond is a rear approach track & then open countryside.

## **NOTES**

- (1) Freehold (Shares courtyard access to Garage & side lane)
- (2) Council Tax Band: F
- (3) EPC: 66-D
- (4) Mains Water, Electricity & Septic Tank Drainage
- (5) Oil Central Heating & UPVC Double Glazing
- (6) The upkeep of the courtyard gravel area is shared between the 6 properties, & is a nominal amount.




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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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>33</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

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