



Melton House Low Street, Kirkby Fleetham, DL7 0SW  
Offers over £300,000



# Melton House Low Street, Kirkby Fleetham, DL7 0SW

\*\*\*NEW PRICE\*\*\*A CHARACTERFUL TARDIS with GARAGE/WORKSHOP AREA situated to the outskirts of highly desirable Kirkby Fleetham, offering genuine space and flexible living. 3 RECEPTION AREAS, KITCHEN/BREAKFAST ROOM, UTILITY, CONSERVATORY, large 2.80m/9'2" CLOAKROOM/W.C & CELLAR; 3 large Double BEDROOMS & 2 BATHROOMS. GARAGE with 5.39m x 3.00m/17'8" x 9'10" WORKSHOP AREA above. Cottage GARDENS and PARKING. Some modernisation required - Priced to sell and For Sale with NO ONWARD CHAIN.

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.

## CONSERVATORY 3.83m x 2.55m into sills (12'6" x 8'4" into sills)

Double glazed French style doors leading into conservatory. Having brick base with tiled mantle, double glazed units to sides and front. Quarry tiled floor, wall light and electric point. Stripped panel door leading into the study.

## STUDY 4.24m x 3.23m (13'10" x 10'7")

Wood framed sash windows to front and sides, 2 central heating radiators with covers, bespoke fitted book shelf incorporating two computer desks and worktop. Dado rail, exposed beam and ceiling light. Arch through to the entrance reception.

## ENTRANCE RECEPTION

Stripped wood panel doors with glass inserts leading to; lounge, dining room, kitchen/breakfast room and cloaks/W.C. Stripped and stained door to cellar. Staircase to first floor. Wall lights. Period style light switches with wood backs and brass door furniture.

## LOUNGE 4.62m x (4.11m) 4.93m into bay. (15'2" x (13'6") 16'2" into bay.)

Sash bay window to front enjoying views of farmland and lake. Sash window to side, two radiators with period style radiator covers, stone style fireplace surround with stone side and hearth with brick Inglenook style recess incorporating a wood burning stove. Arch recess with TV point, dado rail, ceiling coving and arch through to dining room.

## DINING ROOM 4.93m into bay x 3.76m min (16'2" into bay x 12'4" min)

Walk in Bay window with wood panelling below. Dado rail, three wall lights, corner wood cupboard, ceiling coving and central heating radiator with cover.

## CLOAKS/W.C 2.80m x 1.39m (9'2" x 4'6")

Low level W.C, hand basin with below vanity cupboard, tiling to splash areas, heated towel rail, tiled floor, sash window to rear. Useful built in cupboard.

## CELLAR 2.66m x 2.15m max (8'8" x 7'0" max)

Staircase leading down to the cellar having sash window to side, light, stone tiled floor and slab shelving ideal for storage.

## KITCHEN/BREAKFAST ROOM 4.23m x 3.63m (13'10" x 11'10")

Sash windows to sides. The main focal point to this room is the recessed cooking area having ceramic electric hob with above extractor, brick side pillars with wooden mantle, tiling to worktops and splash backs. Drawer and cupboard units, built in double oven with microwave. One and half sink unit fed by mixer tap, fitted with solid wood base, drawer and wall units with tiled worktops and splash backs. Integrated fridge, quarry tiled floor, central heating radiator, beams to ceiling giving a country style cottage feel.

## UTILITY ROOM 2.87m x 2.09m (9'4" x 6'10")

Quarry tiled floor, single drainer with base unit, worktop, tiling to splash areas, plumbing for automatic washer, void for fridge/freezer and dryer, oil fired central heating boiler.

## SIDE PORCH

Quarry tiled floor, coat hook, windows to side, built in storage cupboards and stable door to the driveway and garage area.

## HALF LANDING

Dado rail, fitted book shelves and arched leaded light window to side.

## FIRST FLOOR LANDING

Farmhouse style spacious landing having built in cupboard housing the cylinder tank and with shelving and light. Door to family bathroom, bedrooms. Loft hatch with pull down ladders going access to the roof void.

## BEDROOM 1. 5.05m max (4.14m min) x 4.19m (16'6" max (13'6" min) x 13'8")

Walk through into main bedroom having sash windows to front and sides. Walk through to a fitted range of wardrobes with shelving and rails. Wall light, TV point, central heating radiator. Arch to hand wash area with tiling to splash area, hand basin and period style wall mounted mirror. Double radiator and walk through to en-suite.

## VESTIBULE

Hand basin.

## EN-SUITE 2.91m x 2.60m max (9'6" x 8'6" max)

Four piece suite comprising: Oval cast iron bath with claw and ball, bidet, period style toilet, vertical towel rail, sash window to side and rear, walk in shower cubicle, tiling to part walls and beam to ceiling.

## BEDROOM 2. 4.88m (5.81m max) x 4.23m max (16'0" (19'0" max) x 13'10" max)

Sash window to sides, central heating radiator, hand basin with tiling to splash, recess area (could take a wardrobe) and walk in cupboard.

## BEDROOM 3. 4.17m x 2.90m min (13'8" x 9'6" min)

Plus built in double wardrobe. Sash window to front enjoying views of farmland and lake. Central heating radiator, ceiling cornice.

## FAMILY BATHROOM/W.C 2.44m x 1.79m (8'0" x 5'10")

Comprising: hand basin, low level W.C, panelled bath with above shower and screen, heated towel rail, wall light and sash window to rear.

## EXTERNALLY

To the front of the property is a garden with flower and shrub borders, private side garden with walk through pergola leading to a lawned garden having flower and shrub borders. Paved seating area. A cobbled driveway offers parking for several cars, swings round to the garage/workshop.

## GARAGE/WORKSHOP 5.86m x 3.02m (19'2" x 9'10")

Double wooden arched doors leading into garage with cobbled floor. Power and light. Metal oil tank. Staircase leads to:

## WORKSHOP AREA 5.39m x 3.00m (17'8" x 9'10")

Windows to front and rear. Power points and mezzanine storage area.

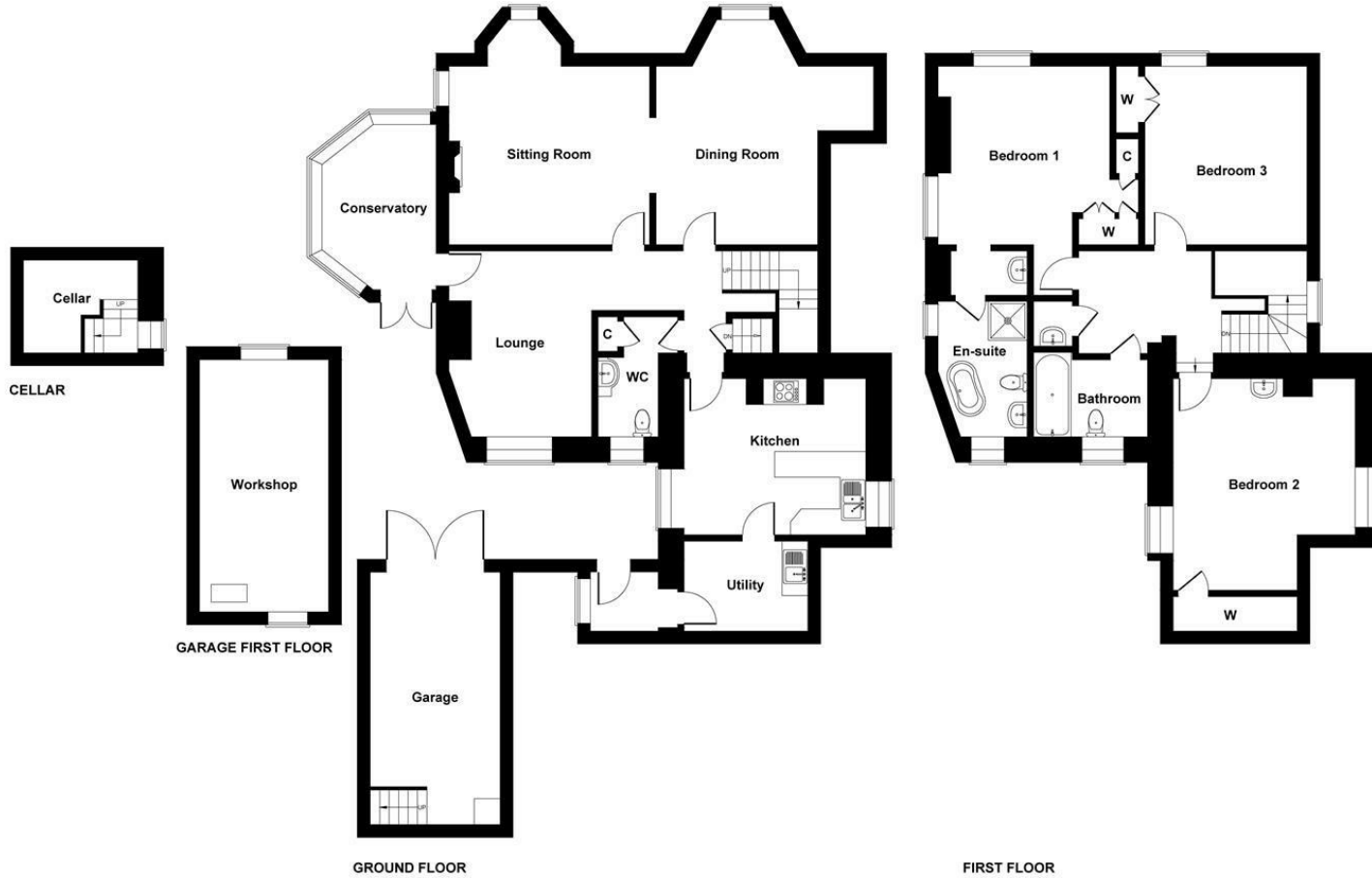
## NOTES

COUNCIL TAX BAND F



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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.  
 Produced by Potterplans Ltd. 2024

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** 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		

**England & Wales** EU Directive 2002/91/EC

