



Touchwood West Road, Melsonby, Richmond, DL10 5ND
Offers over £700,000



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STUNNING & BEAUTIFULLY PRESENTED 2022-Built 4 Double Bedroom Detached Home tucked away with WONDERFUL Grazing Land VIEWS. Lovely 7.32m/24'0" equipped Kitchen & Dining Room, deep Sitting Room with multi-fuel Stove & large 3.82m/12'6" Office or Dining Room, 5.02m/16'6" high Galleried Hall with Oak & glazed staircase, Utility Room & Shower Room (No.3); 4 Double Bedrooms & 2 further Shower rooms. Adjoining Garage (EV charger), Parking for several vehicles & SOUTH-WEST landscaped GARDENS WITH GREAT VIEWS. NOTE: Excellent 'A' EPC Energy Rating - Air Source Heat Pump & Photovoltaic Solar Panels (Tesla Powerwall 2, 13.6 KW Battery & Gateway) with Underfloor Heating. A FANTASTIC HOME & Highly Recommended.

The Village is home to The Black Bull Public House, a Primary School, & is on a local Bus Route. The A66 Trans-Pennine Route is about 1.4 miles, A1(M) & Scotch Corner 3 miles, BARNARD CASTLE 12.5 & DARLINGTON 8.5 miles - 2 hours 20 minutes to LONDON Kings Cross. In the area, the unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & The Yorkshire Dales are readily accessible.

RECEPTION HALL 5.85m x 2.20m overall (19'2" x 7'2" overall)

An eye-catching 5.02m/16'6" high galleried entrance with Limestone flooring & an Oak & glazed staircase to the first floor.

UTILITY/BOOT ROOM 3.42m x 2.20m (11'2" x 7'2")

Wall & floor units with woodblock worktop, freezer cupboard, integrated wine cooler & plumbing for washing machine. Limestone flooring, window to front, door to outside & to:

SHOWER ROOM 2.21m x 1.59m max (7'3" x 5'2" max)

Full-width shower cubicle, washbasin & WC. Limestone flooring, down-lighting & window to front.

KITCHEN/DINING ROOM (VIEWS) 7.32m x 3.46m (24'0" x 11'4")

Beautifully finished & equipped with stylish wall & floor units with Silestone worktops; Rangemaster induction stove, integrated microwave, full-height fridge, dishwasher & pull-out waste unit. Limestone flooring & down-lighting, window to front & bi-fold doors opening on to the Patio (South-west).

OFFICE/DINING ROOM 3.82m x 3.56m (12'6" x 11'8")

Herringbone engineered Oak flooring, down-lighting & windows to front & side.

SITTING ROOM (VIEWS) 6.21m x 5.81m max (20'4" x 19'0" max)

A sumptuous room with herringbone engineered Oak flooring, multi-fuel stove & down-lighting. Windows to rear overlooking the Garden (Remote-controlled electric blinds) & Paddock beyond, & patio doors to side.

FIRST FLOOR LANDING

Galleried with built-in Store Cupboard & Cylinder Cupboard.

Double BEDROOM 1 (VIEWS) 6.04m max x (3.46m) 4.59m max (19'9" max x (11'4") 15'0" max)

Fabulous floor-to-ceiling 'views window', down-lighting & built-in wardrobes_

EN SUITE 3.57m x 1.43m (11'8" x 4'8")

Full-width level shower area, washbasin with drawers under & inset WC. Tiled walls, nook, down-lighting & window to side.

Double BEDROOM 2. 4.63m x (2.95m) 3.41m max (15'2" x (9'8") 11'2" max)

Fitted wardrobes & worktop, down-lighting & window to front.

Double BEDROOM 3. 3.56m x 3.46m (11'8" x 11'4")

Down-lighting & window to front.

Double BEDROOM 4 (VIEWS) 4.63m x 3.58m (15'2" x 11'8")

Down-lighting & window to rear.

'House' BATH/SHOWER ROOM 3.30m x (1.73m) 2.61m max (10'9" x (5'8") 8'6" max)

Full-width level shower area, washbasin with drawer under & inset WC. Tiled walls, nook, down-lighting & window to side.

Adjoining GARAGE 6.00m max x 3.46m (19'8" max x 11'4")

Wall & floor units with workbench, EV charger, light & power. Electric roller door to front & door to rear.

Enclosed Front & Rear GARDENS

FRONT

Boundary fence & gate to an extensive gravelled courtyard, raised sleeper flower/shrub border beds, outside power sockets, lighting & cold-water tap. Gravelled side access to:

SOUTH-WEST REAR GARDEN

Landscaped with lovely Porcelain patio, lawn & raised Pergola area, outside power sockets, lighting & cold-water tap. GREAT VIEWS over grazing land.

NOTES

- (1) Freehold
- (2) Council Tax Band: G
- (3) EPC: 94-A
- (4) Heating: Air Source Heat Pump & Photovoltaic Solar Panels (Tesla Powerwall 2, 13.6 KW Battery & Gateway) with Underfloor Heating.
- (5) Mains Electricity, Water & Drainage.
- (6) Right of way over the approach road with a legally agreed % Maintenance Fee for repairs as necessary.



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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) A	94	100
(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 (CO₂) 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 

