

Touchwood West Road, Melsonby, Richmond, DL10 5ND £725,000



7 King Street, Richmond, North Yorkshire, DL10 4HP

Tel: 01748 822711

Email: info@marcusalderson.co.uk Website: www.marcusalderson.co.uk



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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 multifuel 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, downlighting & 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 & downlighting, window to front & bi-fold doors opening on to the Patio (Southwest).

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)

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.







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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