

The background features a faint, light-colored illustration of several trees with circular canopies and vertical trunks. A small heart shape is positioned in the upper right area of the illustration.

EASBY COTTAGE

MELSONBY



Church Row, Melsonby

Found in the picturesque village of Melsonby this wonderful home awaits, tucked away from the main road on Church Row, overlooking the village green. Its prime location makes it ideal for those seeking village life, providing both privacy and easy access to local amenities. The surrounding area is perfect for families, with good schools close by and access to plenty of travel routes including the A66 and A1.



Welcome home...

Upon arriving at your home, you'll find plenty of parking options. The driveway leads directly to a garage suitable for a car or bicycles. Additionally, the driveway accommodates multiple vehicles, and there is extra off-road parking available across from the house – perfect for when you have visitors.

Your front garden features a well-maintained lawn and is enclosed by a sturdy stone wall and neatly pruned hedge, enhancing both its security and privacy. A front gate opens onto the garden welcoming you up the pathway to the front door of the double-fronted stone cottage.

Upon entering your home, you find yourself in the porchway, a handy little space for removing shoes and coats before entering the main living area.

Once inside you're welcomed into the living room, where a striking brick fireplace, complete with a log burning stove adds a cosy and inviting ambiance to the space. There's ample room in here for your settee and statement armchair, perfectly positioned with views across the front of the house and village beyond. Additionally, there is sufficient space to place your TV on one side of the fireplace for evening enjoyment!

To the right of the living room, there is an additional reception room that offers flexibility for a variety of uses. This room can be perfectly suited as a home office, providing a quiet and separate space for work-related activities.

A third reception room can be found to the left of the main living room, a space that lends itself perfectly as a formal dining room, TV room, or further family room.





Dinner time..

Your beautiful kitchen is at the back of the house, bifold doors open out onto the expanse of back garden allowing light to flow through the room. A large kitchen island provides plenty of room for culinary activities, while additional cabinetry along the main wall offers ample storage space for pots, pans, and appliances. This setup is perfect for home chefs, providing an efficient environment to indulge in cooking to their heart's content, as integral appliances keep the area neat and functional. The island also provides space for a breakfast bar where you can sit to enjoy your morning cuppa whilst looking out over the back garden.

This expansive kitchen also accommodates a large dining set, ideal for enjoying meals that blend indoor comfort with an outdoor feel. On summer days, you can fully open the bifold doors and savour an almost al fresco dining experience right from the comfort of your home.

The utility room in your home is both functional and well-equipped, featuring a separate WC for added convenience. It is designed to accommodate essential appliances like a washing machine and tumble dryer, ensuring that laundry tasks are managed efficiently without cluttering other areas. Additionally, the room includes extra cabinets, providing ample space to store larger appliances such as an air fryer or microwave.







Time for bed...

When evening draws in, head upstairs now where your bedrooms can be found. Ascend the staircase and find the first room to the right of the landing. This spacious double allows for a king-sized bed, wardrobes, and side tables, as well as lovely views out to the front of the house.

Your home features three additional bedrooms, all of which are doubles, providing ample space for family and guests. One of these bedrooms boasts an en-suite shower room and offers a lovely view of the back garden, creating a private retreat for you to enjoy. The other two bedrooms face the front of the house, overlooking the picturesque village green. Both can be found with wooden flooring, adding a touch of character and warmth to the spaces.

The main bathroom in the home is thoughtfully designed for convenience, featuring both a separate bath and shower unit.





Step outside...

Explore the extensive back garden of this property, which offers a multitude of features catering to both leisure and practicality. To the left of the garden is a large outhouse and shed, cleverly divided into two separate rooms, providing generous space for storage, a workshop or even an outside bar. Adjoining to the house, a spacious patio follows on through the bifold doors from the kitchen area, creating the perfect setting for outdoor furniture and would be ideal for hosting barbecues during the summer months.

The garden itself is dominated by a sweeping lawn that stretches to the rear boundary, offering a lush, green space for relaxation and play. Toward the back of the garden, there's an appointed area that's perfect for raising a few chickens, adding a delightful element of rural life right in your back garden. Additionally, there is a dedicated plot for planting fruits and vegetables, allowing you to enjoy homegrown produce. Scattered throughout the garden are various fruit trees, enhancing the space with both beauty and bounty.



Perfect location:

In Melsonby you're close by to many great amenities and more, including a 5-minute drive from the A66 and A1 making commutes a breeze. If you're heading to London or Edinburgh, the local main line train stations offer routes both North and South.

Spend relaxing days exploring the vast surrounding countryside, including local towns and villages. Richmond is your nearest market town, found on the cusp of the North Yorkshire Dales, here there's plenty of shops, eateries and walks to enjoy.

Below we have compiled a list of all the useful places within easy access to Easby Cottage.

Schools:

Melsonby Methodist Primary School
Middleton Tyas Primary School
Barton Primary School
Richmond where there are multiple primary and secondary schools.

Train Stations:

Darlington Train Station (15 mins)
Northallerton Train Station (30 mins)

Farm shops/Cafes:

Farm shops at Mainsgill (A66)
Stoneygate Farm at Ravensworth
Aske Hall, Gilling West where Mocha Cafe is found
Scotch Corner Designer Village- due to open Autumn 2024

Casual Bars/Restaurants and Fine Dining:

Middleton Lodge, Coach house & The Forge
The Black Bull in Melsonby and in Moulton
The Bay Horse at Ravensworth,
The Spotted Dog & The Fox Hole at Piercebridge
Kip & Nook at Manfield



Finer Details

POSTCODE: DL10 5LX

TENURE: Freehold

COUNCIL TAX BAND: F

EPC RATING: D

BUILD TYPE: Stone

CENTRAL HEATING: Oil

ELECTRICITY SUPPLY: Mains

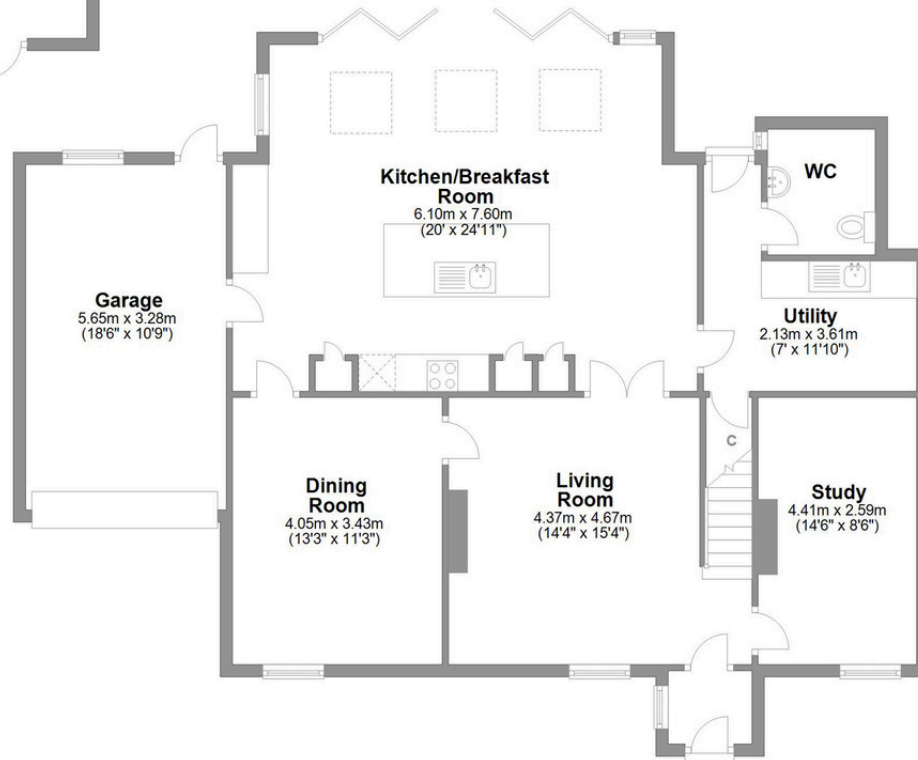
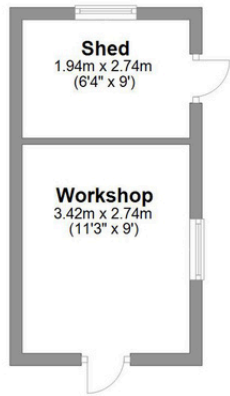
WATER SUPPLY: Mains

SEWERAGE: Mains

Please note some of the photos used in this brochure have been virtually staged

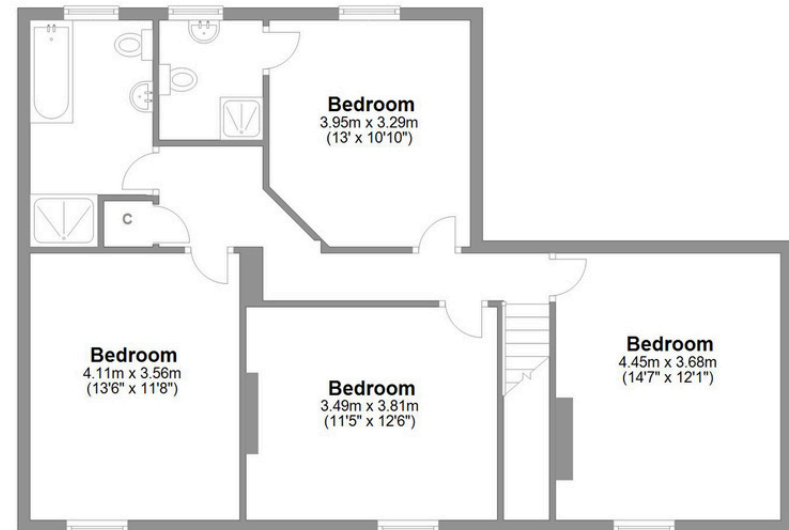
Church Row Melsonby

Total area: approx. 217.3 sq. metres (2338.8 sq. feet)



Ground Floor

Approx. 137.0 sq. metres (1475.0 sq. feet)



First Floor

Approx. 80.2 sq. metres (863.7 sq. feet)

LOVE PROPERTY.♥

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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