



# Swidney Lodge

Melmerby, Leyburn, North Yorkshire, DL8 4TW



Robin Jessop



# AN ATTRACTIVE DETACHED COUNTRY RESIDENCE WITH STUNNING VIEWS ACROSS COVERDALE

- Substantial Detached Dales House
- Five Double Bedrooms
- Two Reception Rooms & Dining Room
- Double Driveway with Ample Parking
- Double Garage with Attached Carport
- Further Workshop with Potential
- Panoramic Views Across Coverdale
- Pretty Gardens & Orchard
- 4.6 Acre Grass Paddock
- Guide Price: Offers in Excess of £875,000

## SITUATION

Carlton 0.5 miles. Middleham 3 miles. Leyburn 5 miles. Bedale 14 miles. Richmond 14 miles.

Melmerby is a traditional dales village located a short distance from the larger village of Carlton. Carlton benefits from an excellent public house which is community owned and serves food. There is a village hall which runs regular clubs and events with a good sense of community. The popular Market Town of Leyburn benefits from a good range of amenities and facilities including independent shops, a renowned deli, doctors and dentist surgeries and both primary and secondary schools.

Swidney Lodge is beautifully situated on the fringe of Melmerby and Carlton. The property enjoys a stunning south facing view across Coverdale and is very peacefully situated.

## DESCRIPTION

Swidney Lodge comprises a most attractive detached long house which has been very well maintained during the vendors 12 year ownership. The property stands well between the villages of Melmerby and Carlton in Coverdale. It is approached by a private double driveway with ample parking. It offers spacious accommodation, complemented by stunning views and outside space. The property will suit a number of buyers including those looking for full time living or multi-generational living.





The property is entered into via a useful porch which leads into a welcoming reception hall with a stone flagged floor, stairs leading up to the first floor and a useful utility/boiler room with a cloakroom. Leading to the western wing of the house is a formal dining room which features a cast iron feature fireplace with a useful drink's cupboard built into the alcoves. This leads through to the drawing room with a Jetmaster fire set on a stone hearth with a marble and wooden surround, original coving and ceiling roses. Windows to the front allow for stunning views and make the rooms lovely and light.

Back across the reception hall is the kitchen. This room features a range of bespoke, solid wooden units complemented by a ceramic sink, pantry cupboard, an electric Rangemaster cooker with extractor hood and space for a dining table in front of the window with bench seating. The kitchen has a tiled floor throughout with underfloor heating. Continuing to the eastern wing of the property is an inner hall with useful shelving for books, a second staircase leading up to the first floor, and a utility room which is plumbed for a washing machine and features useful cupboards with a sink and drainer.

There is a parlour/snug providing a comfortable room with a multi-fuel stove set within a stone fireplace, wooden effect laminate flooring and a cupboard with a secure gun cabinet. There is also a rear pantry with freezer and a back door completing the ground floor.

To the first floor, which can be accessed via two staircases, there are a total of five double bedrooms with two house bathrooms, one of which has a walk in shower, and the second has a bath. Each bedroom enjoys the fine views.

Externally the property is complemented by generous gardens and grounds. The large gardens are laid to lawn at the front of the property with many bulbs planted and flower borders. The lawn falls down to Griff Mill beck which runs just outside the boundary of the land. This provides a peaceful and private area surrounded by trees where there is a stone built bothy which has previously been used as a game larder and a gardener's WC which is also used as storage.

There is a large single garage with workshop facilities together with an open bay single garage. There is also a further workshop with electric which would make an excellent hobby room or home office if required. There is a further orchard and woodland area with a greenhouse which is ideal for chickens. Usefully, the property also benefits from a useful 4.6 acre grass paddock which would be suitable for a horse or grazing sheep.

Overall, Swidney Lodge would make an excellent family home in the Yorkshire Dales.





## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

### OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

### MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

### METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

### BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

### SPORTING & SHOOTING RIGHTS

The property is subject to the right to walk over the land to shoot and rear game for sporting purposes. This right is reserved out to a third party who have generally exercised this right over the fields only. Further details are outlined in Land Registry Title No's NYK385210 and NYK327793. These are available upon request.

### WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

**///stable.sprains.tinsel**

### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band G.

### SERVICES

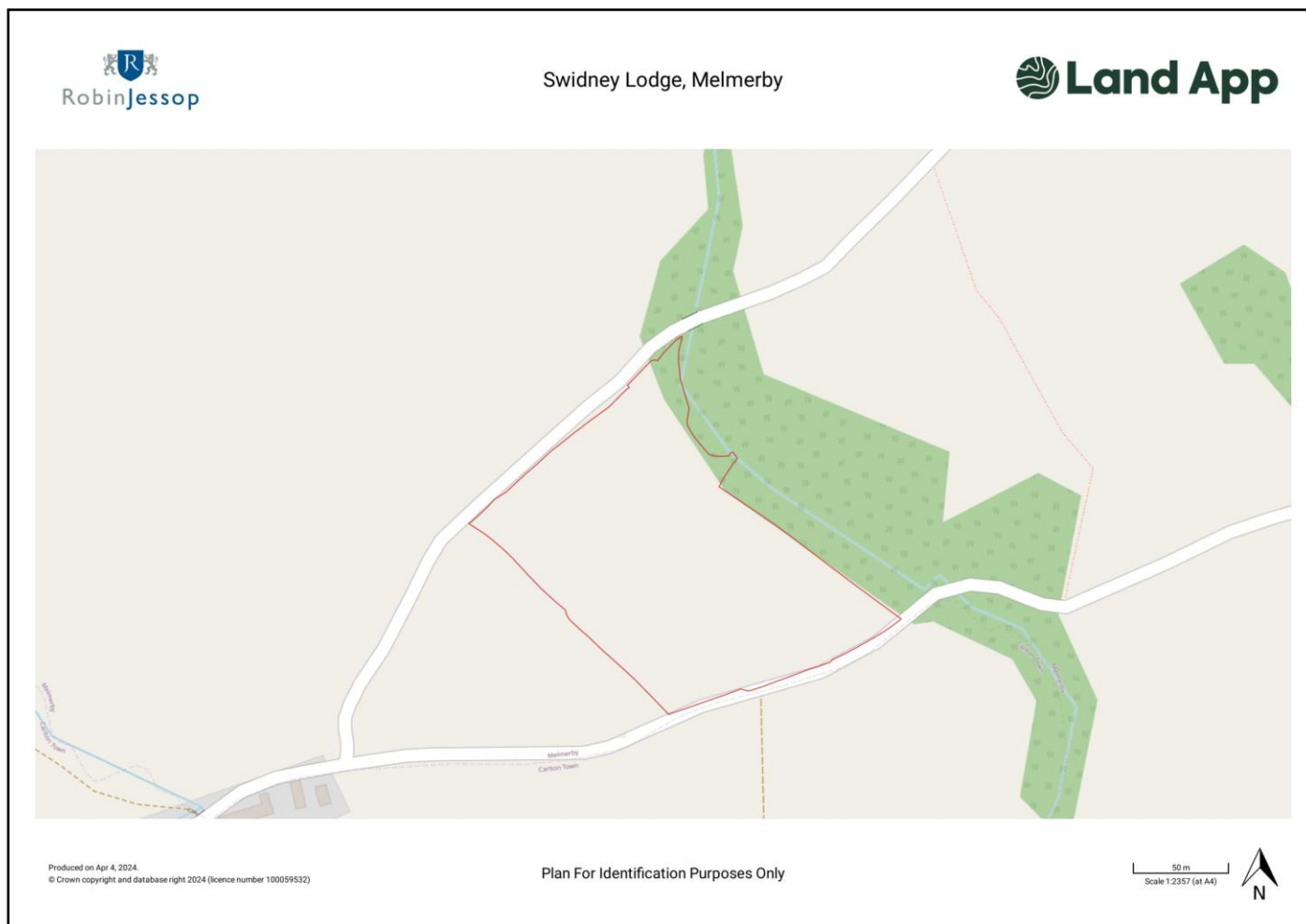
Mains electricity. Mains water supply. Mains drainage. Oil fired central heating. Broadband connection available.

### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

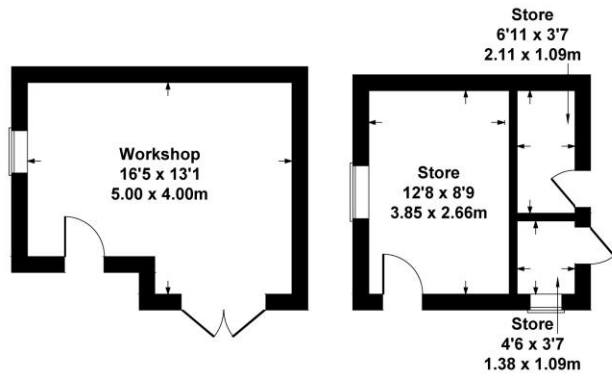
### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300

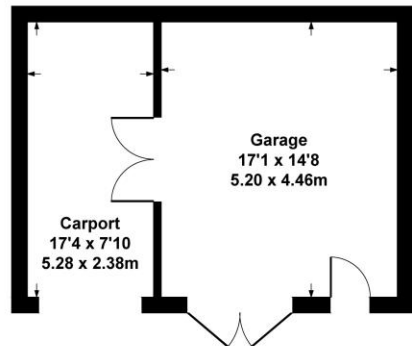


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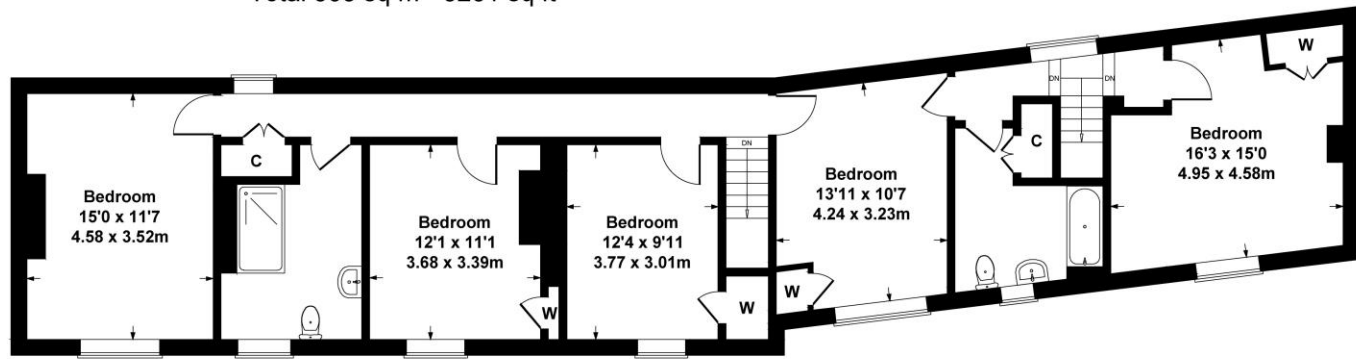
Approximate gross internal area  
 House 234 sq m - 2518 sq ft  
 Garage 36 sq m - 388 sq ft  
 Outbuilding 33 sq m - 355 sq ft  
 Total 303 sq m - 3261 sq ft



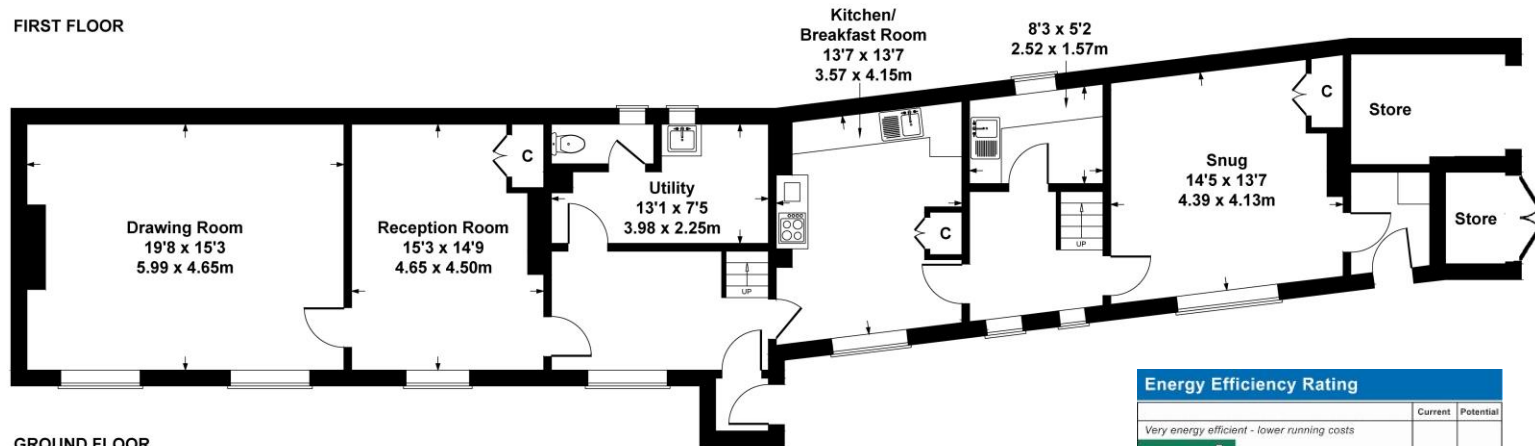
OUTBUILDINGS



GARAGE



FIRST FLOOR



GROUND FLOOR

### 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			
(92-100)	<b>A</b>		99
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Reference:  
Swidney Lodge

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