



Appletree Cottage

Melmerby, Leyburn, North Yorkshire, DL8 4TW



Robin Jessop

AN ATTRACTIVE DOUBLE FRONTED DETACHED COTTAGE WITH STUNNING VIEWS & LARGE GARDENS

- Attractive Stone Built Detached Cottage
- Two Bedrooms
- Updating Required Throughout
- Stunning Uninterrupted Views of Coverdale
- Large Landscaped Gardens
- Driveway Parking
- Village Location
- Guide Price: £325,000

SITUATION

Carlton 0.5 miles. Middleham 3 miles. Leyburn 5 miles. Bedale 14 miles. Richmond 14 miles. (All distances are approximate).

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.

Appletree Cottage is beautifully situated on the edge of Melmerby which is a rural yet accessible village. The property enjoys a stunning aspect across Coverdale and is very peacefully situated.

DESCRIPTION

Appletree Cottage is an attractive, double fronted stone cottage which stands well within a large plot in the centre of Melmerby. The property does now require updating throughout having been in the same ownership for many years but offers huge potential as a full time, second or holiday home. The property is entered into



via a useful front porch which has a stone flagged floor and leads through to the kitchen which enjoys an outlook on three aspects. This features a small range of fitted units with space for appliances and a dining table. Completing the ground floor is a living room which has a beamed ceiling, a log burning stove set within a stone chimney breast and a dual aspect.

To the first floor there are two bedrooms and a house bathroom with WC, basin and bath.

The stunning views of Coverdale and gardens can be enjoyed from each room in the property.

Externally the property is complemented by a generous garden to the front which is laid to lawn with a mix of flower beds, shrubs, fruit trees and established trees which are all enclosed by dry stone walled boundaries. There is also attractive patio areas for seating and enjoying rural North Yorkshire, as well as the opportunity for al-fresco dining. There is ample parking on the graveled driveway together with a useful open fronted carport and store. The large plot offers potential for extension, subject to obtaining the necessary consents.

Appletree Cottage would make an excellent full time, second or holiday 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.



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.

[///tonight.gladiators.nightlife](#)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Village water supply. Mains drainage. Oil central heating.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

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



Produced on Land App, Mar 17, 2025
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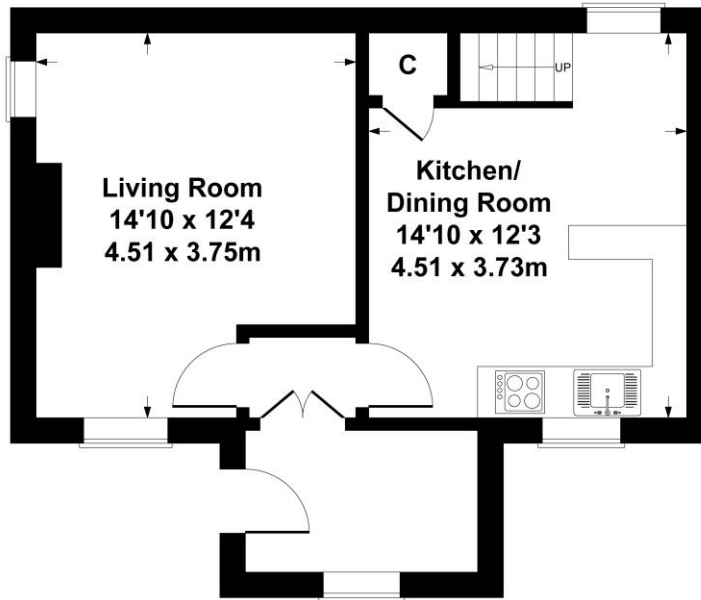
Plan For Identification Purposes Only

20 m
Scale 1:604 (at A4)

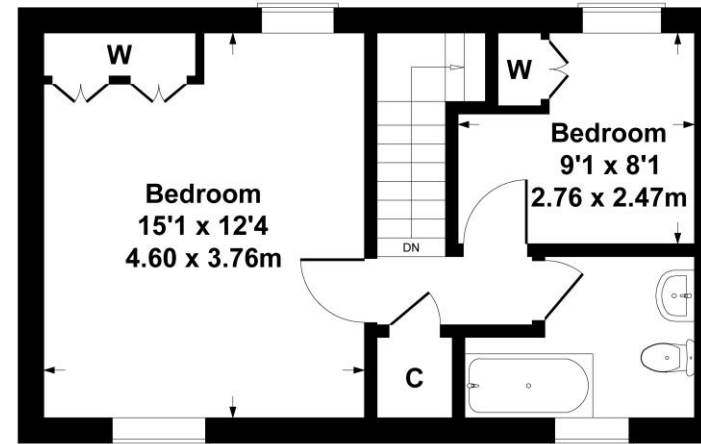


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Approximate gross internal area
74 sq m - 797 sq ft



GROUND FLOOR

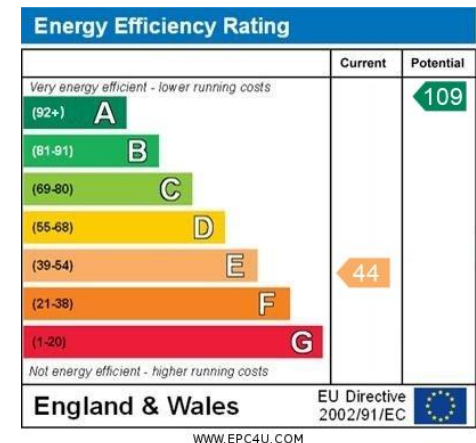


FIRST FLOOR

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. 2025



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