



Malt House

Melton Court, Kirkby Fleetham, Northallerton



RobinJessop

Malt House

Melton Court, Kirkby Fleetham, North Yorkshire, DL7 0SX

A Charming Mid-Terrace Barn Conversion Set in a Quiet Location with Views Over the Open Countryside

- A Spacious Four Bedroom Barn Conversion
- Garaging and Off-Street Parking
- Finished to an Exacting Standard Throughout with a Combination of Modern Style and Original Features
- Viewing By Appointment Only
- Guide Price: £475,000

SITUATION

Bedale 5 miles. Northallerton 9 miles. Thirsk 17 miles. Darlington 17 miles. Northallerton, Thirsk, Middlesbrough and Darlington Railway stations are nearby and provide a regular fast service to London Kings Cross. All distances are approximate.

Kirkby Fleetham is conveniently situated between the market towns of Bedale and Northallerton. It is also situated within close proximity of the A1(M) Interchange at Leeming Bar, bringing the larger centres of York, Leeds and Darlington within commuting distance.

Malt House is beautifully situated just outside the popular rural village of Kirkby Fleetham. Kirkby Fleetham is a thriving rural village with an excellent public house and restaurant, church,

Post Office and a village hall which runs regular events and clubs.

DESCRIPTION

Upon entering this charming property, one is greeted with a spacious hallway flooded with natural light and a feature-turned staircase leading to the first floor. Just off the hallway you will find a set of double-doors accessing the sitting room and separate kitchen/diner. Another doorway leads through to a convenient separate WC and utility room with plumbing and space for a washing machine and tumble drier, ample shelving and space for coats and boots.

The substantial sitting-room offers a light space with two windows to the front elevation and exposed beams overhead.

The head of the room holds a cosy multi fuel stove with a red brick feature fireplace. Double-doors from this room

leads you in to the charming kitchen diner.

The kitchen diner offers a large space for family life that can spill out in to the garden with double patio-doors providing direct access onto the rear garden. This property features a traditional yet modern kitchen with oak worktops plus additional workspace or dining options on the central island. Finishing touches such as the Belfast sink with window behind overlooking the countryside and the Rangemaster stove further compliment a fantastic room.

The first floor contains the charming principal bedroom with vaulted ceilings, exposed beams and velux roof lights flooding. This bedroom further benefits from a generous walk-in wardrobe and en-suite facilities with underfloor heating.

There is also a second single bedroom and a spacious first-floor reception room / entertainment room with office space, vaulted ceilings, substantial windows and stairs leading up to the top floor.

To the second floor has a large landing which offers potential for further workspace with an additional two further bedrooms and a generous contemporary family bathroom.

Externally the property is complemented by mature, private rear landscaped gardens with a seating area, garage and off-street parking for two cars.

GENERAL REMARKS & STIPULATIONS

VIEWINGS

Strictly by appointment only with Robin Jessop Ltd. Please call 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 a successful purchaser, you will be required legally to provide two forms of identification and proof of funds / finance upon acceptance of your offer. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with AML Regulations.

METHODS 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.

WHAT3WORDS

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

//// RUBY.CAREFULLY.FILFILLED

TENURE

Freehold with vacant possession.

FIXTURES AND FITTING

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

COUNCIL TAX BAND

Band F

SERVICES

Mains water and electricity. Septic-tank drainage. Biomass boiler.

WINDOWS

Double-glazed throughout.

EASEMENTS, RIGHT OF WAY, WAYLEAVES AND RESTRICTIVE COVENANTS

The property is sold subject to and with the benefits of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

BROADBAND

Broadband connection available.

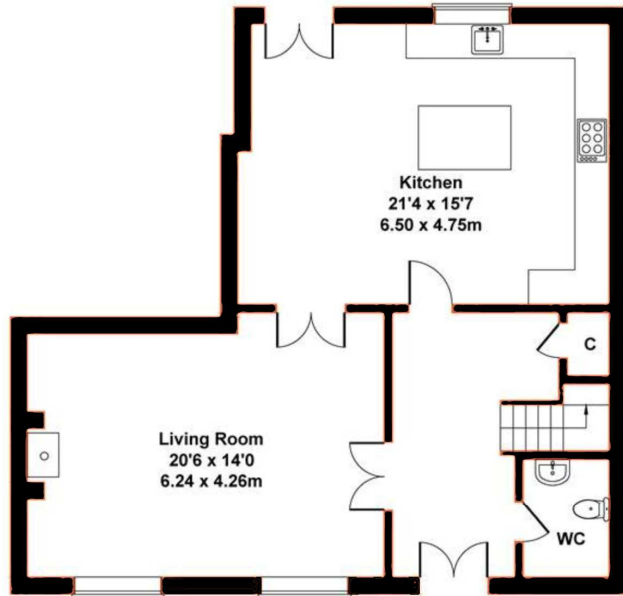
LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, DL7 8AD. TEL: 01609780780.

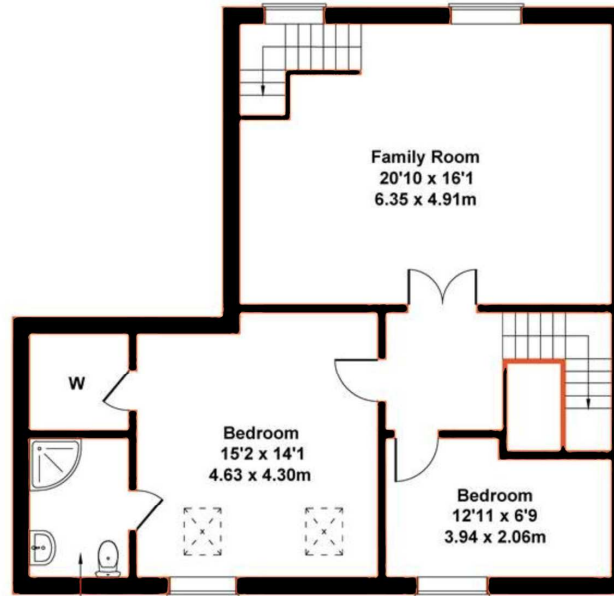


Malt House, Kirkby Fleetham

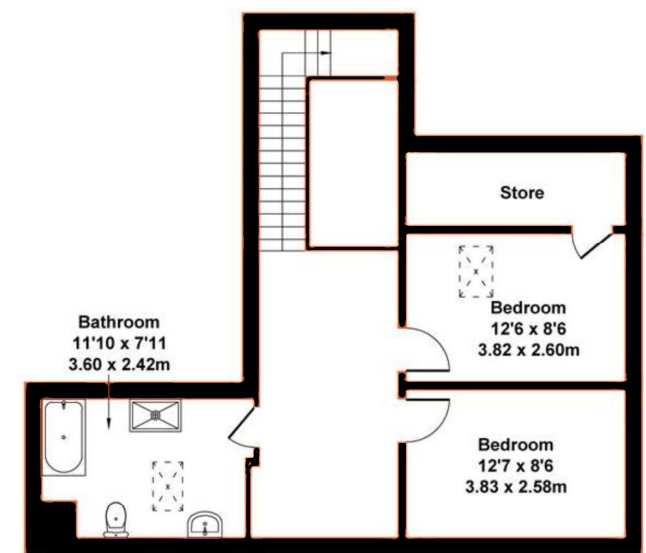
Approximate Gross Internal Area
2303 sq ft - 214 sq m



GROUND FLOOR



FIRST FLOOR

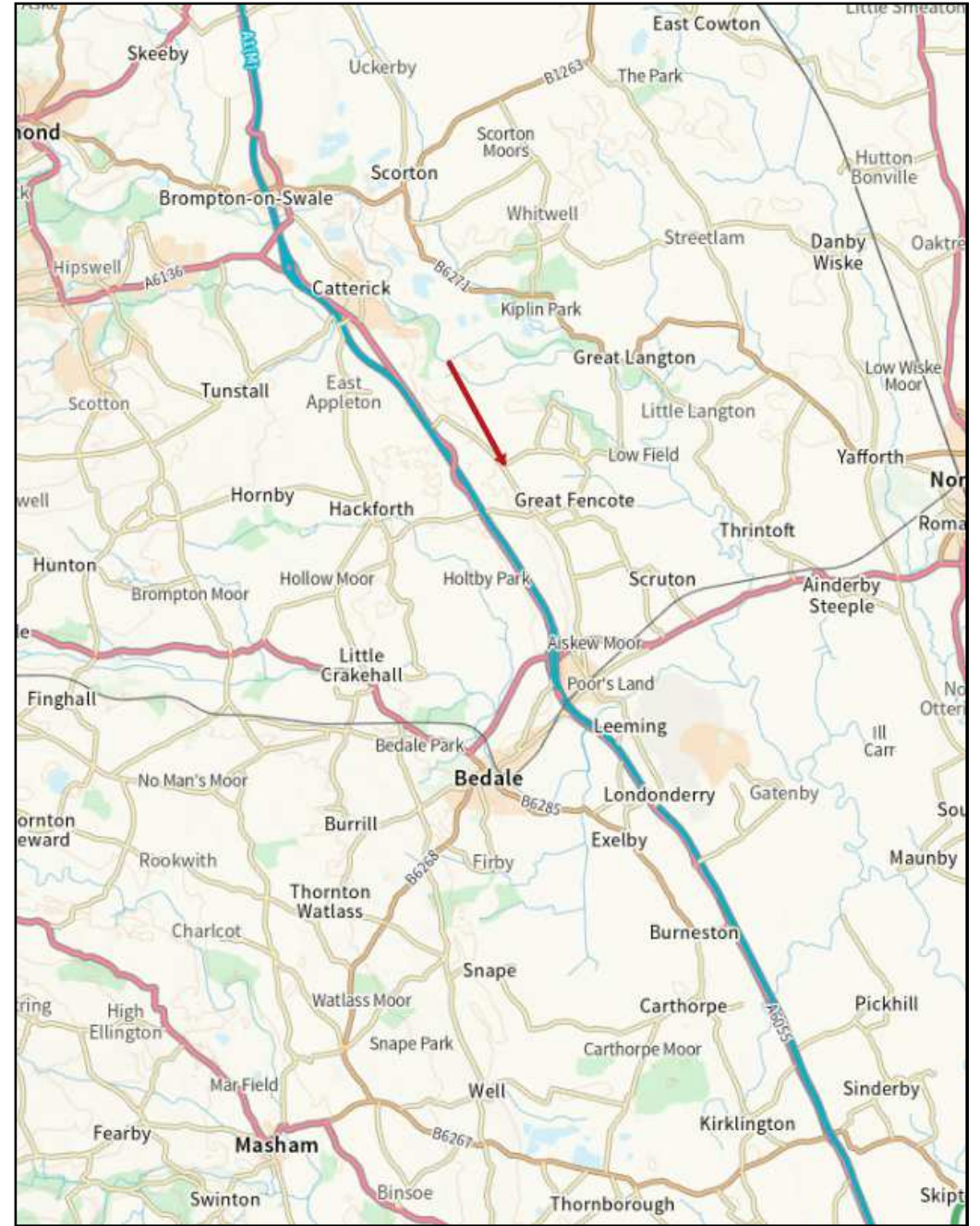


SECOND FLOOR

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. 2020





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



Robin Jessop