



The Cottage

Melmerby, Leyburn, North Yorkshire, DL8 4TW



Robin Jessop

A VERY WELL PRESENTED MID-TERRACED COTTAGE WITH STUNNING VIEWS & DELIGHTFUL SOUTH FACING GARDENS

- Terraced Stone Cottage
- Two Double Bedrooms
- Character Features Throughout
- Delightful South Facing Garden & Rear Patio
- Garden Store
- Parking for 3 Vehicles
- EV Charging Point
- Planning Permission Granted for Front Porch
- Chain Free
- **Guide Price: £300,000**

SITUATION

Carlton 0.5 miles. Middleham 3 miles. Leyburn 5 miles. Bedale 14 miles. Richmond 14 miles. A1(M) Interchange at Leeming Bar 15 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.

The property stands well in an elevated position. It enjoys a stunning south facing view across Coverdale and is very peacefully situated.

DESCRIPTION

The Cottage is a traditional, mid-terrace cottage which retains a wealth of character features and is very well presented throughout. The property benefits from being full double glazed and has electric heating with secondary heating via a stove in the kitchen with a back boiler that heats the upstairs radiators and water.



The property is entered into via a useful front porch which leads into the living room. The light and airy living room has exposed ceiling beams and an open fire with a cast iron and stone surround. The kitchen diner has a multi fuel burning stove and has a good range of modern fitted units which are complemented by granite work tops. There is a Rangemaster cooker, slimline dishwasher, undercounter fridge and a washing machine with steps up into a small conservatory with a further pantry cupboard with stone shelving. The conservatory provides access to the rear patio.

A stone staircase leads up to the first floor where there are two well-proportioned double bedrooms with the main bedroom having a panelled feature wall and fitted wardrobes. The bathroom has a modern suite with a tiled floor which is underfloor heated and has a WC, basin and walk in shower cubicle.

Externally the property is complemented by a delightful front garden which is south facing and enjoys stunning views of Coverdale. There are lawned areas and established flower borders, patio areas and fruit trees. To the rear is a patio with flower beds and a useful garden store. Usefully, the patio at the rear can be used for parking and has an EV charger. There is parking for 2 cars completing the property.

Overall, The Cottage would make an excellent full-time home or holiday home in the Yorkshire Dales and an early viewing is advised.

AGENT NOTE

The vendors have recently obtained full planning permission for the erection of a front porch extension. Decision Notice R/79/38. Plans and further details are available upon request.

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

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FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity. Village spring water supply. Mains drainage. Electric central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

LOCAL PLANNING AUTHORITY

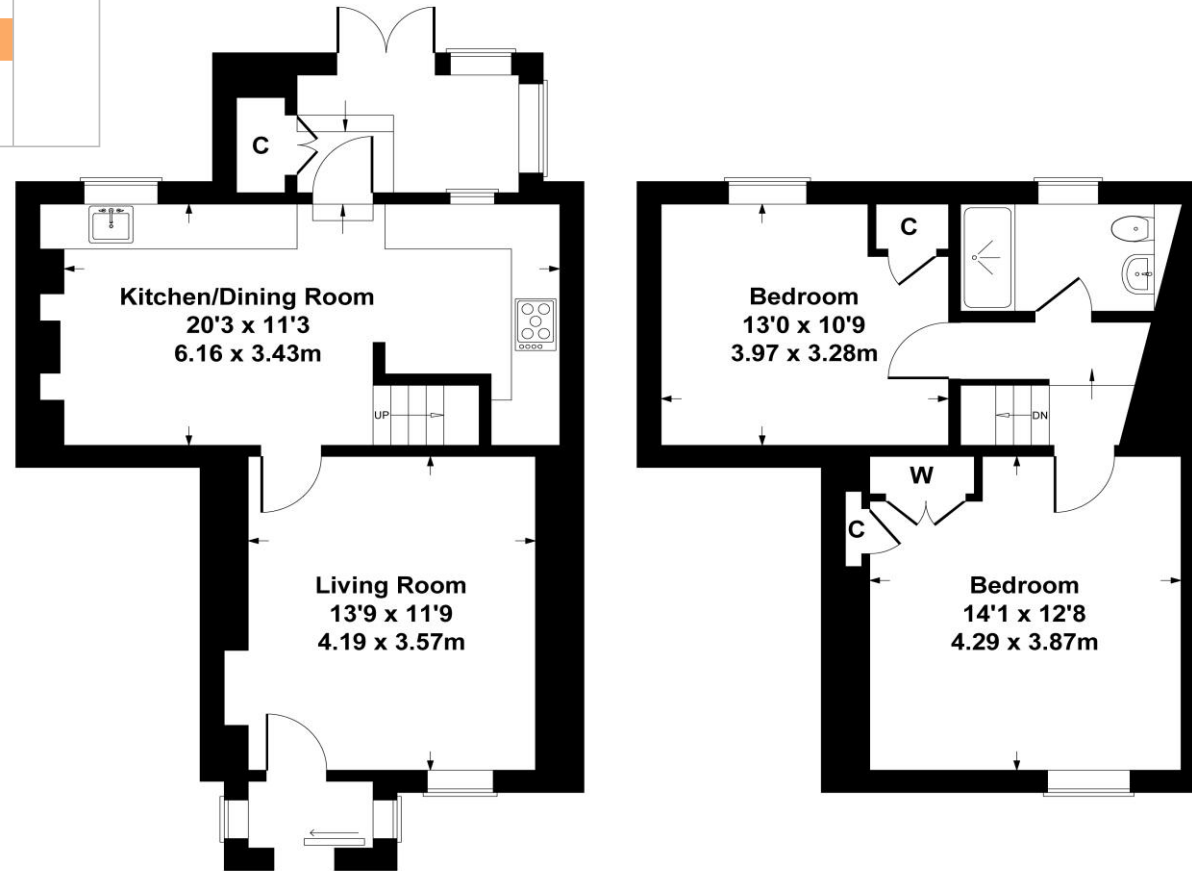
Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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Approximate gross internal area
81 sq m - 872 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. 2026

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