

# The Old Piggery, Melsonby



## The Old Piggery, 9 Parkhill Court, Melsonby

**£449,950**

Sitting in a private location on this highly regarded development, The Piggery is a generous and beautifully presented conversion that has been refurbished by the current owners to a particularly high standard resulting in a first class home that will appeal to a range of buyers. To the ground floor there is a fantastic open plan dining kitchen, a living room with a multi fuel stove, two bedrooms and a shower room, with the first floor having a stunning master suite, two further bedrooms and two ensuite bathrooms. Externally there is ample driveway parking and a West facing garden that enjoys the afternoon sun.

An early inspection is strongly recommended to appreciate the quality of the property on offer.



### **Entrance Hallway:**

Accessed through a upvc door the welcoming hallway has oak flooring, a radiator, under stairs storage and a feature staircase with timber wall panelling.

### **Living Room:**

A bright room having arched upvc double glazed windows and a door with a West facing aspect that open out to the garden.

There is a TV point and a fireplace with brick detailing, a stone hearth and a multi fuel stove.

### **Dining Kitchen:**

A fantastic open space, perfect for modern living.

There is ample space for a table and the kitchen is fitted with a generous range of quality wall and base units with complimenting butchers block style countertops. There is a radiator, a upvc double glazed window to the rear and arched upvc double glazed windows and door to the front.



The appliances include a Rangemaster gas range, a dishwasher, a double fridge and a double freezer.

### **Bedroom:**

A double bedroom with a radiator and a upvc double glazed sliding sash window with plantation style shutters.

### **Bedroom/Snug:**

Currently used as a snug, but also ideal as a bedroom, there is a TV point, a radiator and a upvc double glazed sliding sash window with plantation style shutters.

### **Shower Room:**

The beautifully presented shower room features a large walk in shower with dual heads, a WC and a wash hand basin.

### **First Floor Landing:**

Accessed via a feature staircase and having useful storage and a contemporary styled radiator.

### **Master Suite:**

A stunning master suite which features a large double bedroom, an ensuite bathroom and the option of a large dressing room.

The bedroom has a TV point, a radiator and two roof windows.

The well appointed Fired Earth ensuite is fitted with a bath, a WC, a wash hand basin and a shower enclosure.

## **Bedroom:**

A double bedroom which is accessed via the master bedroom and would be perfect as a dressing room. There is radiator and a roof window.

## **Bedroom:**

A double bedroom with a TV point, a radiator and a roof window. The ensuite is fitted with a roll top bath, a WC and a feature wash hand basin set on a unit. There is a heated towel rail and a roof window.

## **External**

The property sits in a quiet position and is accessed via a gravelled driveway that leads to a parking area for a number of cars.

The West facing front garden enjoys the afternoon sun. It is lawned with mature well stocked borders.

There is a section of the gravelled area where the current owners have a relaxed seating area.

## **Additional Information.**

The postcode is DL10 5NX and the Council Tax Band is E.

The property has the benefit of oil fired central heating.





## Melsonby

Melsonby is a highly regarded village conveniently positioned between the historic market towns of Richmond and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, it is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 15 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all an hours drive.

Melsonby has a primary school with the secondary schools of Richmond a 10 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.



## The Old Piggery, Melsonby



### 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.

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15 King Street Richmond North Yorkshire DL10 7AG

T 01748 821700 F 01748 821431

E [info@irvingsproperty.co.uk](mailto:info@irvingsproperty.co.uk) W [www.irvingsproperty.co.uk](http://www.irvingsproperty.co.uk)