



VENTURE
PLATINUM

Layton View, Melsonby | Richmond
Offers Over £775,000



Nestled in the charming village of Melsonby, Richmond, this exceptional four-bedroom executive detached home offers the perfect blend of luxury and comfort. Featuring three generous reception rooms, the property is thoughtfully designed for both everyday relaxation and effortless entertaining—ideal for families and professionals alike.

The house includes three beautifully finished bathrooms, with the main bathroom recently refurbished to a high standard for added convenience. A standout feature is the extensive parking area, capable of accommodating multiple vehicles and leading to a double garage—an uncommon advantage in such a picturesque location.

Upon entering, you are welcomed into a home that has been meticulously crafted to the highest specification by the current owners. Every detail has been carefully considered, resulting in a stylish, functional, and inviting living space.

One of the most captivating elements of this property is the garden room at the rear, offering breathtaking panoramic views across the stunning Tees Valley countryside. This serene outlook provides a peaceful retreat from everyday life, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home.

The village of Melsonby itself offers a welcoming community atmosphere and convenient amenities. It is home to renowned Black Bull public house, a primary school, and benefits from a local bus route. Excellent transport links are close by, with the A66 Trans-Pennine Route approximately 1.4 miles away, and the A1(M) and Scotch Corner just 3 miles from the village. Barnard Castle is around 12.5 miles away, Darlington 8.5 miles, and London Kings Cross can be reached in as little as 2 hours 20 minutes by train. The surrounding area also provides easy access to the unspoilt Teesdale countryside—an Area of Outstanding Natural Beauty—as well as the breathtaking landscapes of the Yorkshire Dales.

Ideally positioned for excellent commuting links but in a village life

Hallway

The large welcoming entrance hall features two radiators and a handmade staircase leading to the first floor.

Cloakroom 2.01m x 1.73m (6'7 x 5'8)

Having a WC, a wash hand basin, a radiator, a window and solid oak flooring.

Kitchen/Breakfast Room 6.13 x 4.11 (20'1" x 13'5")

A fantastic open plan dining kitchen which is flooded with light and creates a lovely space for communal living.

The Kitchen is fitted with a range of high quality units and a fitted dresser all of which are complimented with granite worksurfaces. Integrated into the units is a large "Rangemaster" range cooker.

The Dining Area has a radiator and a window to the side of the property. The dining area naturally runs into the Garden Room.

Garden Room 3.43 x 8.4 (11'3" x 27'6")

The stunning garden room is the perfect room to relax and enjoy the far reaching and panoramic views. Fully glazed, it is filled with sunlight and has a pair of doors that open to the garden.

Utility Room 3.43 x 2.29 (11'3" x 7'6")

The excellent utility room is fitted with a range of units, a sink unit, a dishwasher, a washing machine and an American style fridge freezer. There is a door to the garage and a door to the side of the property.

Dining Room 3.45m x 3.38m (11'4 x 11'1)

Ideal for more formal dining and having a radiator and a window overlooking the rear garden and beyond open aspect leading into the garden room.

Study 3.38m x 2.03m (11'1 x 6'8)

Perfect for those working from home, the study has a window to the rear overlooking the garden.

Lounge 5.54 x 3.94 (18'2" x 12'11")

A lovely room having an arched window to the rear which frames the open countryside views. The central focus of the room is the large inglenook fireplace which houses an oil fired stove and features a heavy timber lintel.

Garage 5.56 x 5.38 (18'2" x 17'7")

The double garage has two up and over doors, power, light and a door to the utility room.





First Floor Landing

The landing area links the large first floor areas and has a useful ironing room.

Bedroom One 5.54 x 3.94 (18'2" x 12'11")

A truly fantastic space, having a high vaulted ceiling with exposed timbers. The triple aspect provides distant views and creates a very light space.

En-Suite 3.38 x 2.03 (11'1" x 6'7")

With a large shower cubicle, a WC and a wash hand basin.





Bedroom Two 5.44 x 5.23 (17'10" x 17'1")

Another large double bedroom with a high vaulted ceiling. Currently used as a bedroom, it would be equally perfect as a games room or an additional family space.

Bedroom Three 4.45m x 2.97m (14'7 x 9'9)

A double bedroom having built in wardrobes and a window to the rear with distance view

En-Suite 2.07 x 1.66 (6'9" x 5'5")

With shower, a WC and a wash hand basin.

Bathroom 3.40m x 2.82m (11'2 x 9'3)

The large refitted to a high standard, luxuriously appointed bathroom features a corner bath, a shower, a WC and a wash hand basin.

Bedroom Four 3.40m x 3.38m (11'2 x 11'1)

A double bedroom with fitted wardrobes and a window to the rear with views.



Externally

Forming part of a small and exclusive development of only three properties, Layton View has a block paved driveway providing parking for three cars, which are bordered with mature planting and a small lawn.

Gates to both sides of the property give access to the rear of the property.

The beautifully manicured gardens feature well stocked and mature borders, a lawn and a number of patios and terraces providing various areas to enjoy the garden.

Tenure

Freehold

Property Details

Local Authority: North Yorkshire

Council Tax Band: G

Annual Price: £4,030

Conservation Area No

Flood Risk Very low

Floor Area 2,454 ft² / 228 m²

Plot size 0.13 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

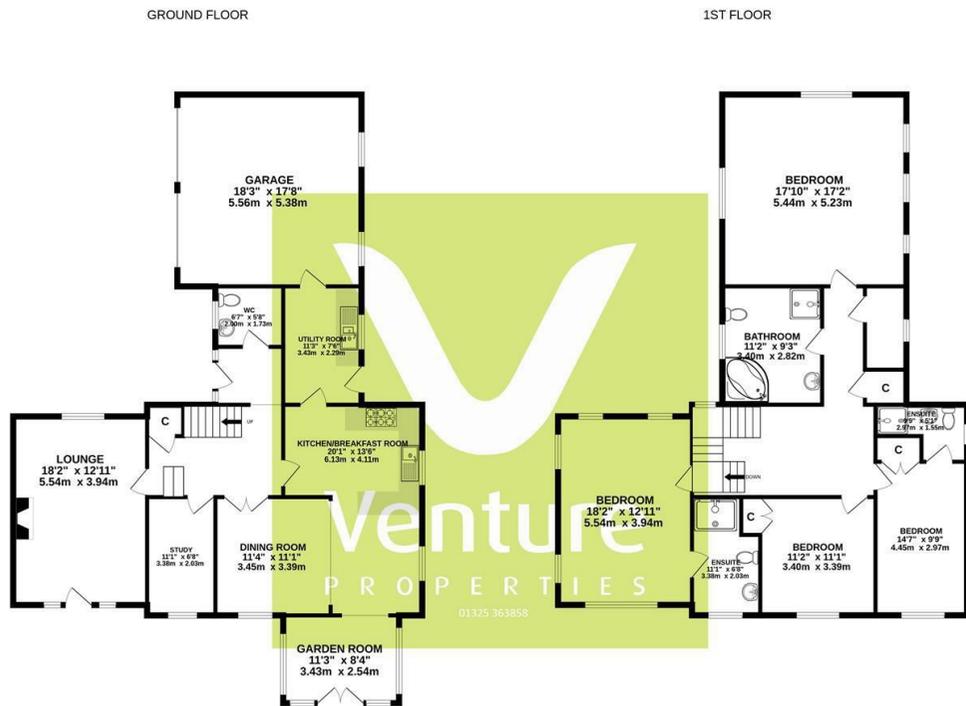
Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house





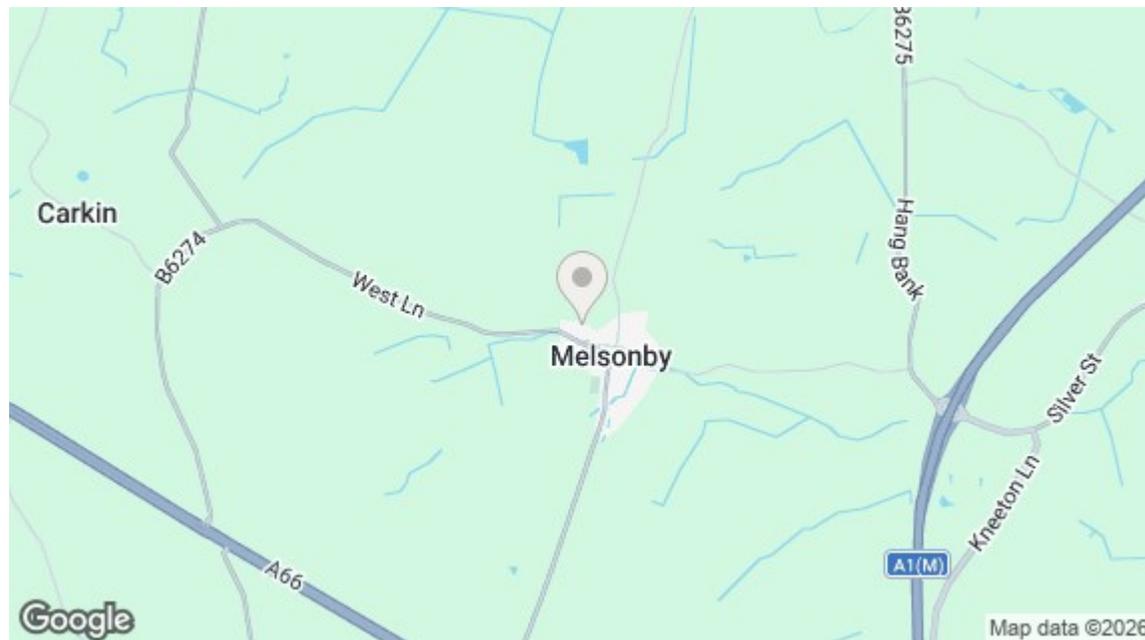
Layton View | Richmond



TOTAL FLOOR AREA: 2813sq.ft. (261.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		52	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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