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East Road  
Melsonby, Richmond, DL10 5NF  
**Price £600,000**

Character Property -  
Detached  
5 Bedroom/s  
2 Bathroom/s



Where to begin? This incredible Grade II listed period home in the village of Melsonby must be seen to be appreciated. Situated imposingly on a generous, elevated plot facing local green space the property is ideally located in the very centre of the village. Internal accommodation consists of an entrance hallway accessed by a wonderfully quaint period front door, living room with impressive fireplace and exposed stonework, dining room, modern kitchen diner, conservatory, utility room and home office. A ground floor WC and shower room complete the ground floor. The first floor holds a split level landing area leading to five good sized bedrooms (four of which are doubles) and a house bathroom. Externally the property holds a mature front garden with pretty walling, off street parking and carport with integrated electric charger. The rear garden holds a useful mix of lawned and patio areas with planters and storage sheds with more than enough space to enjoy those summer evenings. Roof mounted solar panels providing hot water and electricity, oil central heating and double glazing is present throughout. EPC rating D, North Yorkshire Council tax band F.







- Wonderful Period Property
- Five Bedrooms
- Tastefully Extended and Modernised
- Generous Plot, Parking and Carport
- Hot Water and Electricity Generating Solar Panels
- Detached Build
- Four Reception Rooms
- Ideal Village Family Home
- Grade II Listed Historic Property

#### GENERAL INFORMATION:

Tenure: Freehold  
Services: Oil central heating, mains electric, water and drainage.  
Double glazing  
Local Authority: North Yorkshire Council (Tax Banding F)

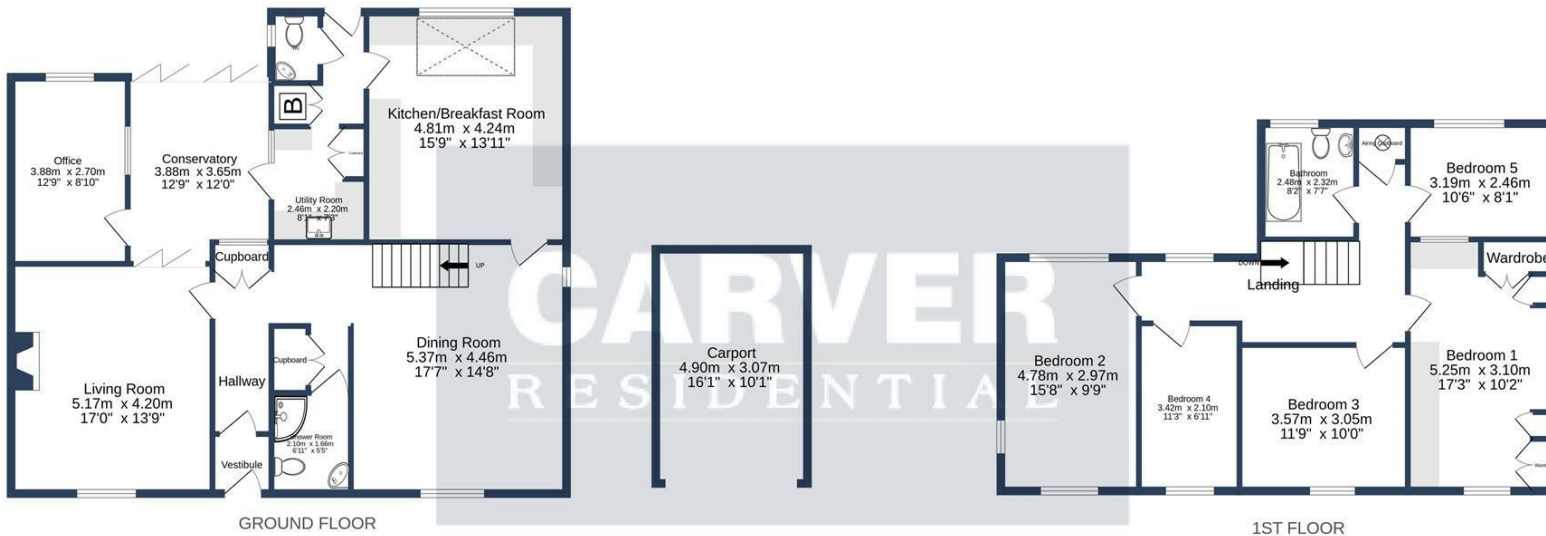
#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





EAST ROAD, MELSONBY. DL10 5NF.

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

Property Size from EPC  
1894.40 sq ft

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MAB 6202



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