



Westwood House & Cottage Melsonby, DL10 5LZ  
£825,000

# Westwood House & Cottage Melsonby, DL10 5LZ

Fabulous SECLUDED DETACHED HOUSE with additional modern SELF-CONTAINED COTTAGE - (268sqm (2,885sqft) overall), tucked away with lovely GARDENS & GROUNDS of about 0.75 ACRES - Grazing Land to rear. Contemporary 10.06m x 3.68m (33'0" x 12'0") Kitchen, Dining & Day Room, Sitting Room, Large 5.34m (17'6") Office/Family Room, Utility/Boot Room; 5 Good Bedrooms, 'House' Bath/Shower Room & 3 En Suites. Bedroom 2 adjoins the 6.01m x 3.05m (19'8" x 10'0") Teenager's Suite/BEDROOM 6. Lovely GARDENS & GROUNDS (Small Orchard, potential Kitchen Garden - Fruit/Vegetables & Chickens etc).

NB (1): Rosebank Cottage Annex is a successful Airbnb income generator.

NB (2): 18 Photovoltaic Solar Panels, 10 kWh battery. The solar panels supply both the properties & car charging.

NB (3): Chatsworth UPVC Double Glazing.

The Village is home to The Black Bull Public House, a Primary School, & is on a local Bus Route. The A66 Trans-Pennine Route is approx 1 mile, A1(M) 1 mile & & Scotch Corner 3 miles, BARNARD CASTLE 12.5 & DARLINGTON 8.5 miles - 2 hours 20 minutes to LONDON Kings Cross. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & The Yorkshire Dales are readily accessible.

**PORCH 2.98m x 1.06m min (9'9" x 3'5" min)**

**RECEPTION HALL 3.00m wide (9'10" wide)**

Staircase to the first floor with store cupboard under & steps down to the Kitchen, Dining & Day Rooms.

**WASHROOM/WC 1.76m x 0.92m (5'9" x 3'0")**

Washbasin with cupboard under & WC.

**Large OFFICE/FAMILY ROOM 5.34m x 3.51m (17'6" x 11'6")**

Oak panelled walls, tiled open fireplace & dual aspect double-glazed sliding sash windows.

**SITTING ROOM 5.38m x 4.39m (17'7" x 14'4")**

Open fireplace large arched double-glazed window overlooking the patio & gardens.

**UTILITY/BOOT ROOM 4.41m x 1.25m & 3.96m x 1.65m (14'5" x 4'1" & 12'11" x 5'4")**

An 'L-shaped' room fitted with wall & floor units & cupboards with worktop, sink & plumbing for washing machine. Double-glazed windows & double glazed door to outside.

**KITCHEN, DINING & DAY ROOM (VIEWS) 10.06m x 3.68m max overall (33'0" x 12'0" max overall)**

A fabulous light-filled living space comprising:

## KITCHEN

Fitted with soft-close & under-lit wall & floor units, pull-out units & Granite worktops, sink & island unit/breakfast unit, rotating storage unit & pull-out larder unit; integrated double oven, grill and microwave oven, ceramic hob, fridge, freezer, wine fridge & dishwasher. Down-lighting, double-glazed windows to side & steps to:

unit/breakfast unit,

## DINING & DAY ROOM

Under-floor heating, down-lighting & large triple-aspect double-glazed windows with great views down the gardens & grounds.

## FIRST FLOOR LANDING

An open area with double-glazed window to front.

**MASTER SUITE 7.33m x 3.67m (24'0" x 12'0")**

Comprising:

**BEDROOM 1 (VIEWS) 4.33m x 3.67m (14'2" x 12'0")**

A double bedroom with fitted wardrobes & dresser. Arrow-slit windows to side & double-glazed window with great views down the gardens.

**EN SUITE BATH/SHOWER ROOM 2.88m x 2.38m (9'5" x 7'9")**

Panelled bath with shower over, washbasin with cupboard under & WC. Built-in airing cupboard with hot water cylinder (No.1- for House). Double-glazed window to side.

**BEDROOM 2 (VIEWS) 5.34m x 2.98m overall (17'6" x 9'9" overall)**

A double bedroom with a double-glazed window overlooking the gardens. Door to Teenager's Suite/BEDROOM 6, & to:

## EN SUITE

Washbasin with cupboard & drawers under & WC. Double-glazed window to side.

**TEENAGER'S SUITE/BEDROOM 6. 6.01m x 3.05m min (19'8" x 10'0" min)**

Ideal Teenager's Suite etc., or Sixth BEDROOM. Double-glazed Velux window, plenty of eaves storage & door to:

**STOREROOM 3.03m min x 1.00m (9'11" min x 3'3")**

Also housing hot-water cylinder (No.2 - for Rosebank Cottage).

**BEDROOM 3 (VIEWS) 4.27m x 2.29m (14'0" x 7'6")**

Including fitted bedroom furniture. Double-glazed window overlooking the gardens.

**BEDROOM 4 (VIEWS) 3.56m x 3.02m (11'8" x 9'10")**

A double bedroom with a double-glazed window overlooking the gardens.

**'House' BATH/SHOWER ROOM 3.52m x 2.20m (11'6" x 7'2")**

Panelled bath, separate shower cubicle, washbasin & WC. Fitted cupboards & drawers, down-lighting & double-glazed window to front.

## OUTSIDE FRONT

Westwood House owns the long, tree lined approach drive & gravelled parking bay, front tree screen & 3-car parking with EV charging point. Outside lighting & gate to further parking &:

## Private Enclosed REAR GARDENS & GROUNDS

Flagged House patio, enclosed Cottage PATIO, extensive lawn with flower/shrub planting & pond. Outside lighting & cold-water tap. Gate to ORCHARD GARDEN (Apple, Cherry, Pear & Plum trees); beyond is a potential KITCHEN GARDEN - Fruit/Vegetables & Chickens etc., & shed. To the rear is grazing land.

## ROSEBANK COTTAGE

Ground-Floor Cottage with separate Entrance & Patio:

**KITCHEN & LIVING ROOM 5.25m x 4.02m (17'2" x 13'2")**

Open-plan & fitted with under-lit wall & floor units, larder unit with worktops & sink. Integrated oven/grill, hob & microwave, dishwasher & washing machine. Down-lighting, double-glazed windows to front & rear, doors to outside Cottage patio &:

**COTTAGE BEDROOM (BEDROOM 5) 3.36m x 2.70m (11'0" x 8'10")**

A double bedroom with a double-glazed window to front & door to:

**EN SUITE SHOWER ROOM 2.66m x 1.80m (8'8" x 5'10")**

Full-width shower cubicle, washbasin & WC. Down-lighting & double-glazed window to rear.

## NOTES

(1) Freehold

(2) Council Tax Band: G

(3) EPC: Westwood House D-68, & Cottage D-59

(4) Heating: HOUSE: Oil Central Heating & Photovoltaic Solar Panels; ANNEX: Electric & Photovoltaic Solar Panels. Solar panels supply both the house & car charging.

(5) Mains Electricity, Water & Drainage.

(6) Westwood House owns the long, tree lined approach drive & the Neighbour (Middleton House, 30 High Row) has a right of way over the same with shared driveway maintenance costs for repairs.



**£825,000**



| 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>                                                | 68      | 69                                                                                                            |
| (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    |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC  |

