

MILE HOUSE WEST

Melmerby, Leyburn, North Yorkshire, DL8 4TW

CHARTERED SURVEYORS

VALUERS

LAND & ESTATE AGENTS

ESTATE MANAGEMENT



A charming two-bedroom stone-built end-of-terrace cottage with far-reaching views & a delightful south-facing garden, in the heart of the Yorkshire Dales national park.

- End-of-Terrace Yorkshire Dales Stone Cottage
- Two Double Bedrooms
- Character Features Throughout
- South-Facing Cottage Garden with Far-Reaching Views
- Recently Fitted Conservatory
- Detached Single Garage & Off-Road Parking for Two Cars
- Oil-Fired Central Heating & Double Glazing
- Offered for sale with vacant possession and ready for immediate occupation

GUIDE PRICE
OFFERS OVER

£300,000



SITUATION

Middleham 3 miles. Leyburn 5 miles. Bedale 14 miles. Richmond 14 miles. A1(M) Interchange at Leeming Bar 15 miles. Northallerton (railway station) 24 miles.

Mile House West stands in the small and unspoilt village of Melmerby, tucked into Coverdale within the Yorkshire Dales National Park. The cottage forms part of an attractive terrace of traditional Dales stone houses and enjoys a south-facing aspect with open views across the surrounding countryside.

The popular market town of Leyburn is within easy reach and offers a good range of everyday shops, services, cafés, public houses and a weekly market. The historic town of Middleham with its castle and renowned racing yards is also nearby. The larger centres of Bedale, Richmond and the county town of Northallerton are all within comfortable driving distance, while the Dales themselves offer outstanding walking, riding and countryside pursuits directly from the doorstep. There is a good choice of schooling in the area, both state and private, and the A1(M) is readily accessible following its recent upgrade, providing fast road links north and south. The nearest main line railway station is at Northallerton on the East Coast Main Line, with regular services to York, Leeds, Newcastle, London and Edinburgh.

DESCRIPTION

Mile House West is a charming, traditional stone-built end-of-terrace cottage which has been thoughtfully maintained by the current owner and is offered for sale ready for immediate occupation. The property successfully blends period character — exposed ceiling beams and a substantial stone inglenook fireplace — with a well-appointed kitchen, a modern bathroom and a recently fitted conservatory that adds a light and versatile additional reception space. It benefits from oil-fired central heating from a new Worcester boiler, double glazing, mains drainage and a private village water supply.

The property is entered through a useful UPVC glazed porch with space for coats and footwear, with an inner door leading into the sitting room. This characterful principal reception room has exposed ceiling beams and the focal point is the impressive inglenook fireplace, which houses a cast-iron grate with an electric fire set upon a stone hearth beneath a timber lintel. Windows to the front and rear elevations make the room light and airy, and a staircase rises to the first floor.

The well-appointed kitchen diner is fitted with a range of pale green shaker-style wall and floor units, complementary solid worktops and tiled splashbacks, a



Belfast sink, a Miele oven and an electric hob. A glazed cabinet, exposed beam and tile-effect flooring add to the character, and a large picture window overlooks the garden and dale. A door leads through to the recently fitted conservatory, a high quality addition with a pitched glazed roof fitted with solar glass, dwarf walls, stone-effect flooring and glazed doors opening onto the garden. Completing the ground floor are a cloakroom/WC, a boiler room housing the oil-fired boiler, and a store for the oil tank.

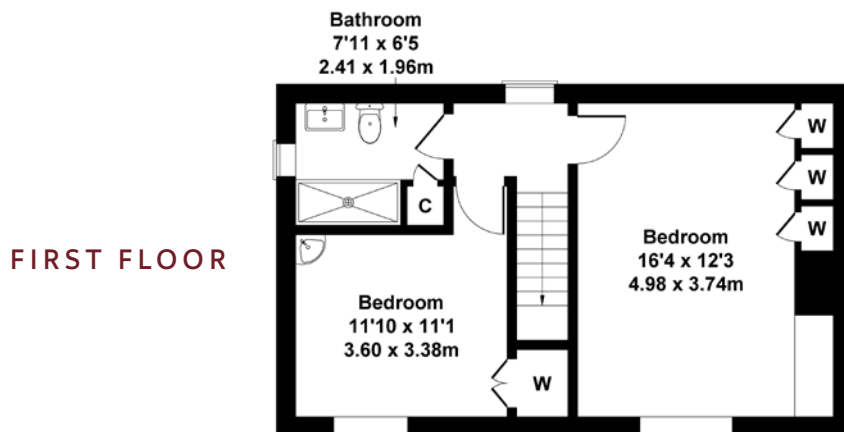
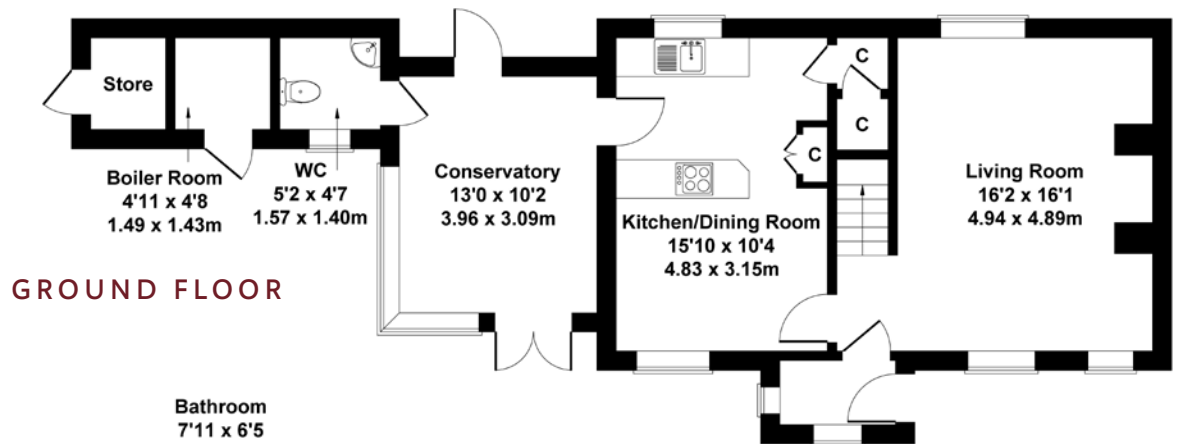
A staircase rises from the sitting room to the first-floor landing, which has a window and loft access. There are two well-proportioned double bedrooms, both enjoying views over Coverdale. The principal bedroom benefits from fitted wardrobes together with a vanity unit and wash basin, whilst the second bedroom, currently arranged as a twin, also incorporates a corner wash hand basin. The modern bathroom is fitted with a large walk-in shower with glazed screen and marble-effect panelling, WC, wash hand basin, heated towel rail and wood-effect flooring. There is an airing cupboard housing the hot water cylinder.

Externally, the property is complemented by a south-facing cottage garden, laid mainly to lawn with mature and well-stocked borders, dry-stone walling, and stone-flagged paths, enjoying spectacular views over the surrounding countryside. A detached single garage with up-and-over door, power and light, together with off-road parking for two vehicles, completes the property. Overall, Mile House West represents an excellent opportunity to acquire a delightful permanent home or an idyllic Yorkshire Dales retreat, and early viewing is highly recommended.





FLOORPLANS



Approximate Gross Internal Area
1109 sq ft - 103 sq m



GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by prior appointment through Sole Agents, John G. Hills & Partners (01969 623109).

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. Please confirm whether your offer is a cash offer or subject to a mortgage or property sale.

Method of Sale

The property is initially being offered for sale by Private Treaty at a guide price of "offers over £300,000". However, we reserve the right to conclude the sale by any other means at our discretion.

Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide two forms of ID — one being photographic ID (passport or driving licence) and the second a recent utility bill confirming your address — together with proof of funds, in order to comply with the Money Laundering Regulations.

Fixtures and Fittings

Only those fixtures and fittings described within these particulars are included in the sale.

Boundaries

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Tenure

Freehold with vacant possession upon completion.

Council Tax

Band D, payable to North Yorkshire Council.

Services

Mains electricity. Private village water supply. Mains drainage. Oil-fired central heating from a Worcester boiler.

Local Authority

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

John G Hills

Estate Office, Market Place, Leyburn, North Yorkshire, DL8 5EW
office@jghills.com Tel: 01969 623109

Local Planning Authority

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

Energy Performance

An Energy Performance Certificate rating of D (62).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE

John G. Hills for themselves and for the Vendors of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John G. Hills has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of John G. Hills, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other information

All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

