

Pear Tree Cottage

Melmerby, Leyburn, North Yorkshire, DL8 4TW

RobinJessop

A WELL PRESENTED MID-TERRACED CHARACTER COTTAGE WITH STUNNING GARDENS & SOUTH FACING VIEWS OF COVERDALE

- Mid-Terrace Stone Cottage
- One Double Bedroom
- Recently Updated
- Quality Kitchen & Bathroom
- Delightful South Facing Garden & Rear Patio
- Allocated Parking
- Single Garage
- Potential To Reconfigure Back to Two Bedrooms
- Guide Price: **£275,000**







SITUATION

Carlton 0.5 miles. Middleham 3 miles. Leyburn 5 miles. Bedale 14 miles. Richmond 14 miles. A1(M) Interchange at Leeming Bar 15 miles.

Melmerby is a traditional dales village located a short distance from the larger village of Carlton. Carlton benefits from an excellent public house which is community owned and serves food. There is a village hall which runs regular clubs and events with a good sense of community. The popular Market Town of Leyburn benefits from a good range of amenities and facilities including independent shops, a renowned deli, doctors and dentist surgeries and both primary and secondary schools.

The property stands well in a quiet and slightly elevated position, enjoying a stunning south facing view across Coverdale.

DESCRIPTION

Pear Tree Cottage is a traditional, mid-terrace stone-built cottage which is well presented and finished throughout. The property is fully double glazed with modern electric storage heating and has the benefit of having been re-roofed in 2015 with traditional Yorkshire Stone slates.

The property is entered into via a useful front porch and boot room with Karndean flooring and underfloor heating which runs into the kitchen to the rear of the property. To the right as entering the property is the light and airy living room which has a window to the front with seating, an alcove with stone shelving and a multi fuel stove set within the chimney breast with an oak mantel. The room has a light and airy feel with a panelled feature wall.

The inner hallway offers space for a dining area and leads into the kitchen. The kitchen features a good range of quality fitted units with Miele oven and induction hob. There is also a dishwasher and a washing machine together with a fridge freezer. A partially glazed door provides access to the rear patio.

To the first floor there is a large double bedroom with office area and two windows to the front. The property was previously two bedrooms and could easily be reconfigured again if required with the addition of a stud wall. The landing area provides useful storage and there is also a fully boarded loft with a drop-down ladder.

The house bathroom is stylish with a vinyl floor and useful airing cupboard. There is a basin set within a vanity unit with a WC and a bath with shower over.

Externally the property is complemented by a delightful front garden which is south facing and enjoys stunning views of Coverdale. They are terraced with ample lawned areas and established flower borders and a patio area for seating and enjoying the surroundings. To the rear is a patio with flower beds and a useful garden store. The property has the further benefit of a single garage with electric and an automated door and allocated parking for 2 cars.

Overall, Pear Tree Cottage would make an excellent full-time home, starter home or holiday home in the Yorkshire Dales and an early viewing is advised.







GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

///ringside.photocopy.afford

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

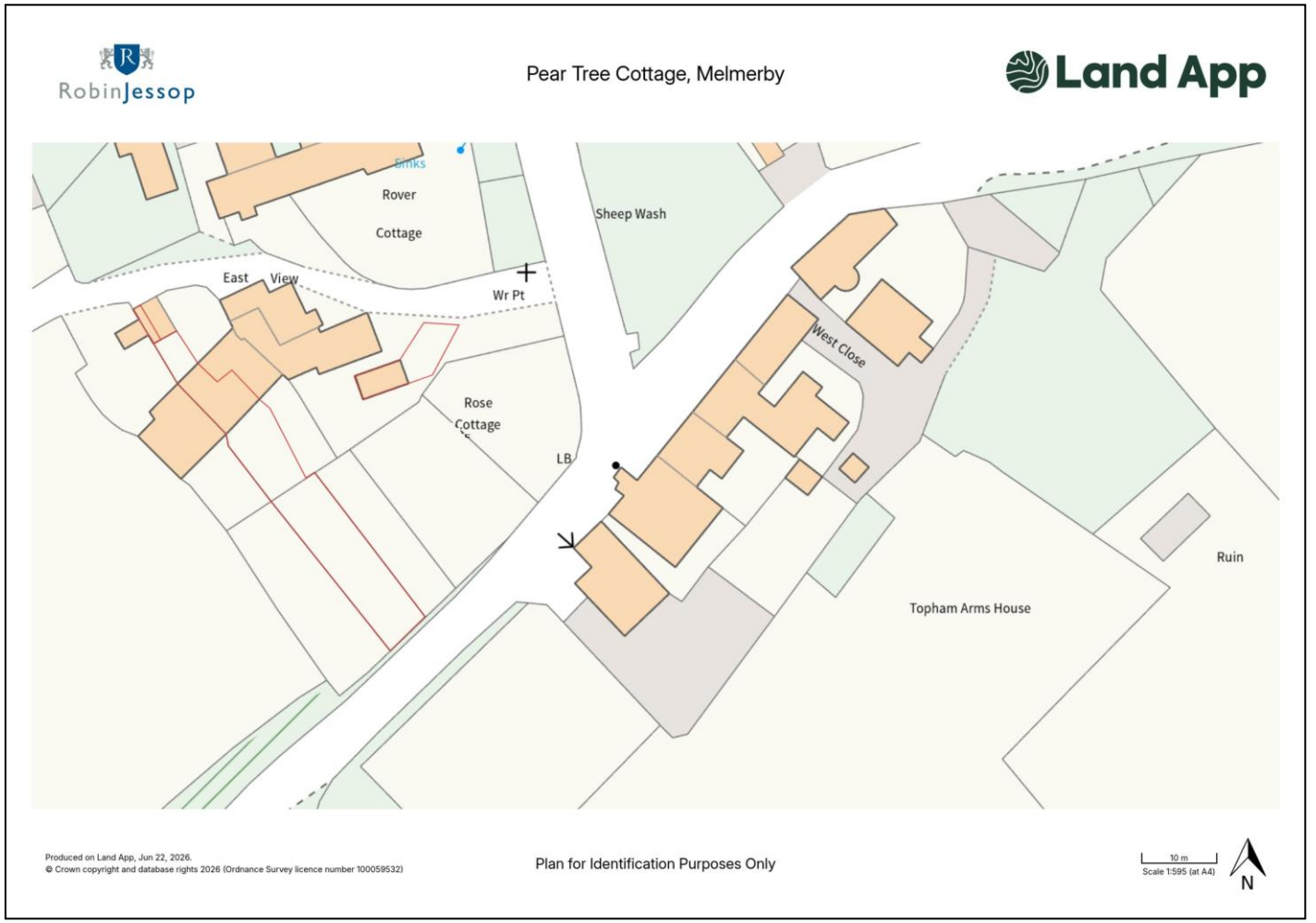
Mains electricity. Village spring water supply. Modern electric storage heaters. Mains drainage. Broadband connection available.

LOCAL AUTHORITY

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

LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL



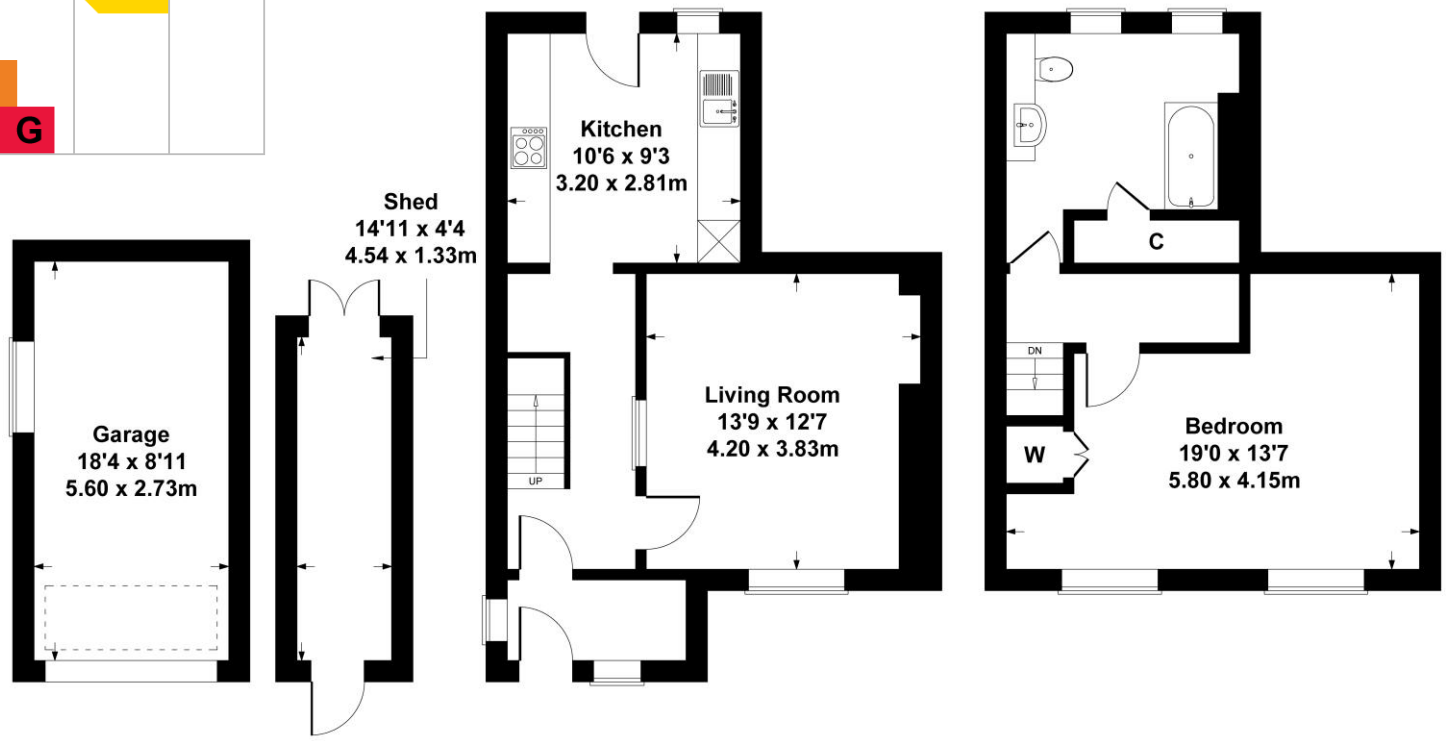




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approximate gross internal area
House 73 sq m - 786 sq ft
Garage 15 sq m - 161 sq ft
Outbuilding 6 sq m - 65 sq ft
Total 94 sq m - 1012 sq ft



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.

Produced by Potterplans Ltd. 2026

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