



45 West Road, Melsonby, DL10 5ND  
£269,950



## 45 West Road, Melsonby, DL10 5ND

LOVELY CHARACTER Grade II Listed COTTAGE with Good Sized Living Space: 4.63m min x 2.87m (15'2" min x 9'4") KITCHEN & DINING ROOM, deep SITTING ROOM with woodstove, 3 BEDROOMS (BED 3/OFFICE), BATH/SHOWER ROOM & Large LOFT AREA. Front & Enclosed REAR GARDEN with useful 4.54m x 2.65m (14'10" x 8'8") WORKSHOP/STORE. Beams, nooks, recessed windows & exposed stonework etc.

MELSONBY is home to the jovial Black Bull Pub, a Primary School, & is on a local Bus Route. The A66 Trans-Pennine Route is about 1.4 miles, A1(M) & 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.

### HALL

Expose stonework, beamed ceiling & staircase to first floor.

### SITTING ROOM 4.52m x 3.88m (14'9" x 12'8")

Plus under-stair store cupboard. Lovely stone surround fireplace & hearth with woodstove, shelved nook, beamed ceiling & recessed sash panelled window with seat to front.

### KITCHEN & DINING ROOM 4.97m max (4.63m) x 2.87m (16'3" max (15'2") x 9'4")

Fitted with wall & floor units & worktops with 1&1/2 bowl sink, cooker space, fridge space & plumbing for washing machine. Beamed ceiling, stone-flagged flooring & feature nooks. Worcester Bosch central heating oil boiler. Recessed UPVC double-glazed window to rear & door to:

### REAR PORCH/UTILITY 1.86m x 0.99m (6'1" x 3'2")

Recess with fridge/freezer space. Window to rear & door to outside.

### FIRST FLOOR LANDING

Display ledge & hatch access with pull-down ladder to LOFT AREA – see below.

### BEDROOM 1. 4.57m x 3.00m max (14'11" x 9'10" max)

Beamed ceiling & recessed sash panelled window with seat to front.

### BEDROOM 2. 2.95m x (2.20m min) 2.56m into robes (9'8" x (7'2" min) 8'4" into robes)

Built-in twin double wardrobes & UPVC double-glazed window to rear.

### BEDROOM 3/OFFICE 2.63m min x 2.11m (8'7" min x 6'11")

Including ledge. Beamed ceiling & recessed window to front.

### BATH/SHOWER ROOM 2.17m x 1.90m (7'1" x 6'2")

Panelled bath with Triton shower over, washbasin & WC. UPVC double-glazed window to rear.

### LOFT AREA 4.62m x 3.62m plus eaves (15'1" x 11'10" plus eaves)

Plus eaves storage areas. Light, power, radiator & 2 double-glazed Velux windows.

### OUTSIDE FRONT

Stone boundary wall & hedge screen with gate to lawned garden with borders. Access shared with No.43.

### South-West PATIO GARDEN

Enclosed with small stone flagged patio area with steps to a small garden area with soft fruits & vegetable bed. No.43 has a right of way over the rear garden for access purposes.

### WORKSHOP/STORE 4.54m x 2.65m (14'10" x 8'8")

### NOTES

- (1) Freehold
- (2) Right of way over rear garden for next door.
- (3) Oil Central Heating
- (3) Council Tax Band: C
- (4) EPC: 53 - E
- (5) Mains Water, Electricity & Drainage
- (6) The property is currently tenanted at £800 per calendar month.




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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.  
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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 	

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### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC 

